



15 ROMFORD CLOSE, SHELDON, B26 3TR

OFFERS OVER £140,000

- **First Floor Maisonette**
- **Dining Kitchen**
- **Bathroom**
- **Double Glazing**
- **Rear Garden**
- **Lounge**
- **Two Bedrooms**
- **Gas Central Heating**
- **Off Road Parking**
- **Beautifully Presented**

A beautifully presented, first floor detached maisonette in a sought after location. Ideal first time purchase, buy to let investment or downsize property. Comprising of lounge, dining kitchen, two bedrooms and bathroom. Further benefiting from gas central heating, double glazing, off road parking, rear garden and longer than average lease at 983 years. This won't be on the market for long so call today to avoid disappointment - 0121 742 2123.

Front

Off road parking via driveway with access to an obscure double glazed door to:

Hallway

With stairs to the first floor accommodation and radiator

Landing



Loft access, ceiling light point and doors to:-

Lounge

11'2 x 13'8 (3.40m x 4.17m)



Double glazed window to the front, radiator, fireplace with electric fire, solid wood flooring, power and light points

Dining Kitchen

9'2 x 11'1 (2.79m x 3.38m)



Fitted with a range of eye level, drawer and base units with a complimentary work surface over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap

and tiling to splash prone areas. Integrated fridge and freezer, fitted electric oven with gas hob and extractor hood over, space and plumbing for other appliances. Power points, spotlights to the ceiling, double glazed window to the rear, radiator and space for a dining table

Bedroom One

8'9 x 12'6 (2.67m x 3.81m)



Double glazed window to the front, radiator, laminate wood flooring, power and light points

Bedroom Two

6'5 x 10'4 (1.96m x 3.15m)



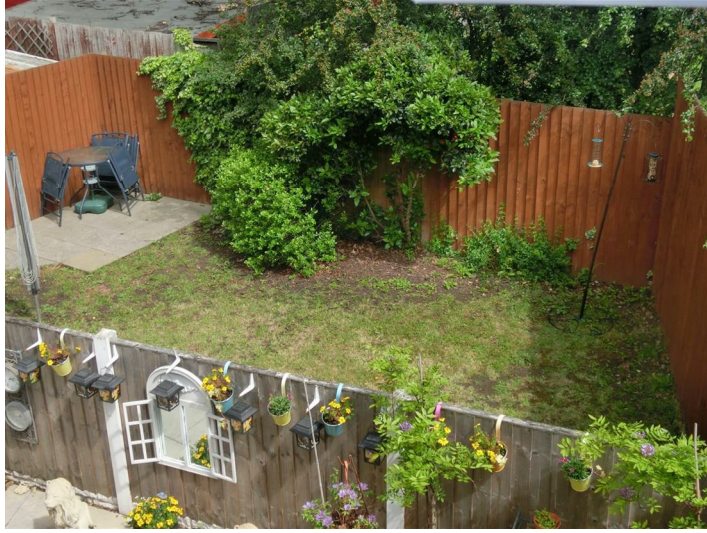
Double glazed window to the rear, radiator, laminate wood flooring, power and light points

Bathroom



Fitted with a white suite comprising of panelled bath with electric shower over, pedestal wash/hand basin and low level flush WC. Complimentary tiling to splash prone areas, obscure double glazed window to the rear, heated towel rail, extractor fan and spotlights to the ceiling

Rear Garden



The garden is mainly laid to lawn with a patio area and fencing to perimeters.

Tenure - Leasehold

We are advised that the property is leasehold with a term of 983 years remaining, as yet we have not been able to verify this with the seller's legal representative. Any interested party should obtain verification through their legal representative.

Nearby Schools

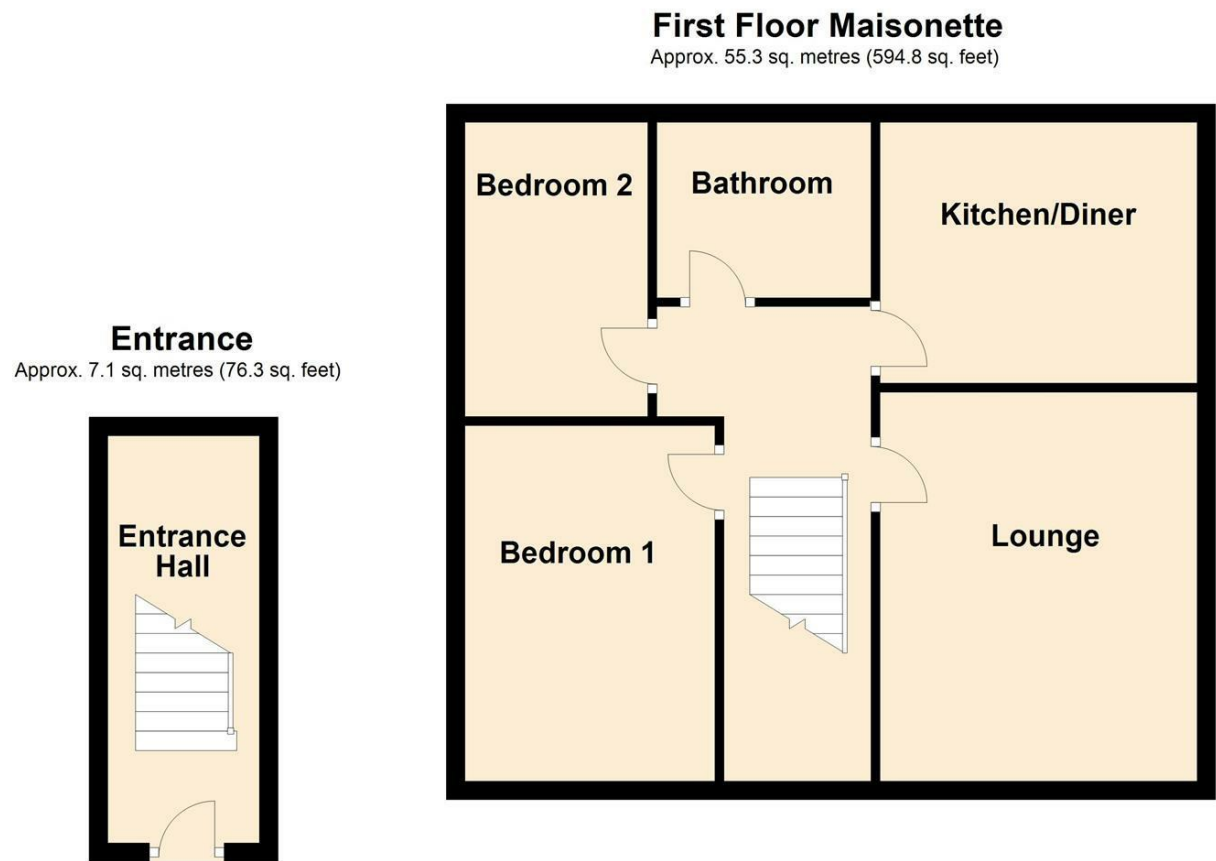
The following schools are local to the property; St Thomas More Catholic Primary School, Lyndon Green Infant and Junior Schools, Stanville Primary School, King Edward VI Sheldon Heath Academy, Cockshut Hill Technology College and Lyndon School.

Viewing

By appointment only please with the Sheldon office.

Property to Sell Sheldon

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.



Total area: approx. 62.3 sq. metres (671.1 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

DRAFT SALES PARTICULARS
Please note that these sales particulars have not yet been verified by the vendor, therefore they may not be factually correct.

MEASUREMENTS
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

