



33 Langham Close, Sheldon, B26 1RH

Offers Around £124,500

PERFECT FIRST TIME BUY OR BUY TO LET. A very well presented first floor maisonette on a quiet cul de sac located off Barrows Lane. Superbly located for shops, facilities and transport links. Comprising hallway, lounge, kitchen, two double bedrooms and re fitted bathroom. Further benefiting from double glazing, digital electric heating with 24/7 control, garage en bloc and NO ONWARD CHAIN.

Front

Door to a storage cupboard and a UPVC opaque double glazed door to:-

Hallway

Stairs to the first floor and ceiling light point

Landing

Loft access, airing cupboard housing the water tanks, ceiling light point and doors to:-

Lounge 11'2 x 16'4 (3.40m x 4.98m)



Double glazed window to the front, wall mounted electric heater, electric fire with a wooden surround and marble back and hearth, power and light points and door to:-

Kitchen 8'6 x 8'8 (2.59m x 2.64m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drain unit with laminate splash backs. Fitted electric oven with an electric hob and extractor hood over,

space and plumbing for other appliances, double glazed window to the rear, power and light points

Bedroom One 9'8 x 13'6 (2.95m x 4.11m)

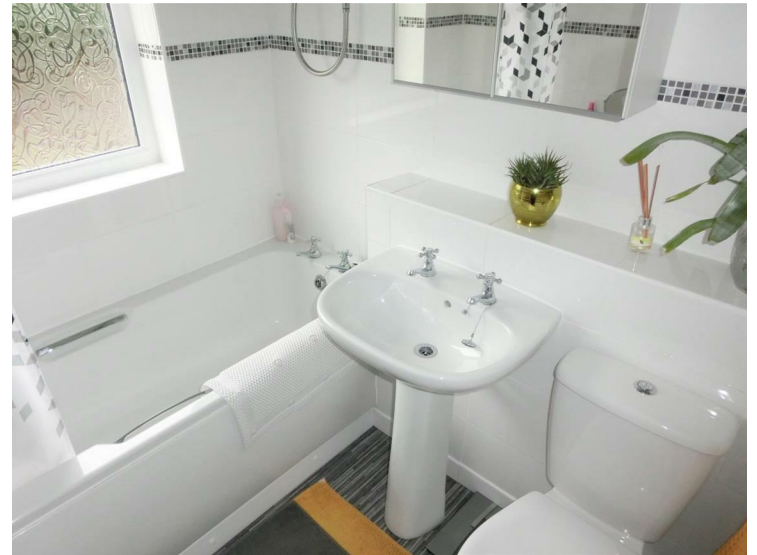


Double glazed window to the front, wall mounted electric heater, built in wardrobe, power and light points

Bedroom Two 9'7 x 11'5 (2.92m x 3.48m)

Double glazed window to the rear, wall mounted electric heater, power and light points

Re Fitted Bathroom 5'5 x 6'3 (1.65m x 1.91m)



Having being re fitted with a modern white suite comprising panelled bath with an electric shower over, pedestal wash/hand basin and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the rear, wall mounted electric fan heater and ceiling light point

Garage En Bloc

With a metal up and over door.

Tenure - Leasehold

We are advised that the property is leasehold, we are advised there is 138 years remaining on the lease with a service charge of £36.00 paid twice yearly. 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; Lyndon Green Infant and Junior Schools, Stanville Primary School, St Thomas More Catholic Primary School, Cockshut Hill Technology College, King Edward VI Sheldon Heath Academy 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.

Floor Plan

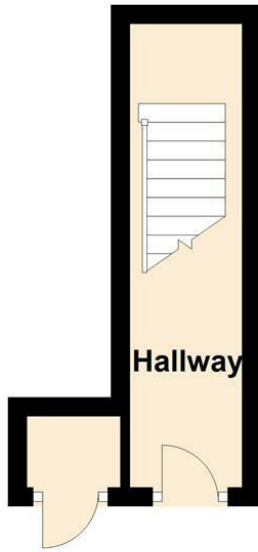
First Floor Maisonette

Approx. 57.1 sq. metres (614.8 sq. feet)



Ground Floor

Approx. 6.7 sq. metres (72.6 sq. feet)

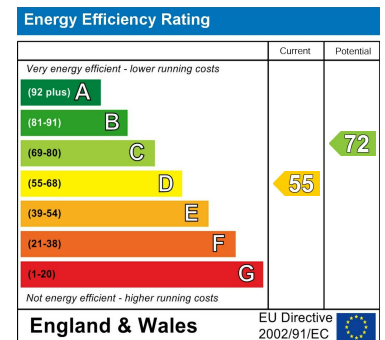


Total area: approx. 63.9 sq. metres (687.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.