



# Dalewood Croft, Sheldon

**£130,000**

- IDEAL FIRST TIME PURCHASE
- PRIVATE ENTRANCE HALLWAY
- MODERN LOUNGE
- 3 PIECE BATHROOM
- DOUBLE GLAZING
- GROUND FLOOR FLAT
- DOUBLE BEDROOM
- RE FITTED KITCHEN
- COMMUNAL GARDEN
- CENTRAL HEATING

A beautifully presented ground floor flat in a convenient location. This renovated blank canvas is ideally suited to a first time buyer or investor and is located near to a range of shops, facilities and transport links. Comprising: communal entrance, private entrance hall, lounge, kitchen, bedroom and bathroom. Further benefiting from central heating and double glazing

### COMMUNAL ENTRANCE

Approached via a hardwood door into:

### ENTRANCE HALL



Two storage cupboards, radiator, laminate flooring, ceiling light point, power point and doors to:

### BEDROOM

10 x 11'11 (3.05m x 3.63m)



Double glazed window to the front, radiator, power and light point

### LOUNGE

15 x 11'09 max (4.57m x 3.58m max )



Double glazed window to front and side of property, storage cupboard, radiator, power and light point.

### KITCHEN

11'08 x 8'10 (3.56m x 2.69m)



Re fitted with a range of eye level, drawer and base units with a work surface over, incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, gas hob with hood over and space and plumbing for other appliances. Double glazed window to the rear, storage cupboard, radiator, laminate flooring, power and ceiling spot lights.

### BATHROOM

7'04 x 5'05 (2.24m x 1.65m)



Fitted with a three piece suite, comprising of a panelled bath with shower attachment. Wash basin and low level flush WC, Tiling to splash prone areas, opaque double glazed window to rear, radiator and ceiling light point.

### REAR COMMUNAL GARDEN



Paved, shared communal garden with allocated storage shed.

## FLOOR PLAN

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.

### Ground Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



Total area: approx. 49.1 sq. metres (528.6 sq. feet)

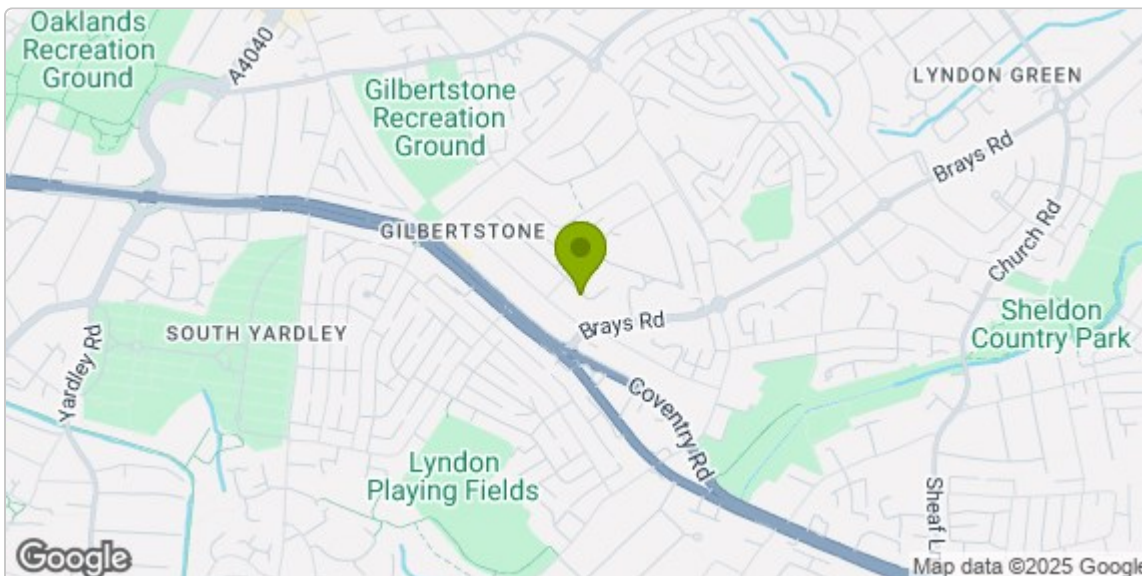
**TENURE:** We are advised that the property is Leasehold

**COUNCIL TAX BAND:** A

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
16 Dalewood Croft Sheldon  
Birmingham B26 1NB

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	