

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story brick house with a large glass extension on the right side. The house has a dark tiled roof and a chimney. The garden is well-maintained with a lawn, various shrubs, and a paved area leading to the glass extension. A black bench is placed on the paved area. The sky is blue with some light clouds.

Dalewood Croft
Sheldon
£130,000

Description

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, double glazing and extended lease.



Accommodation

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



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

Lounge

15 x 11'09 max



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

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.



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

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

16 Dalewood Croft Sheldon Birmingham B26 1NB
Council Tax Band: A

Energy Efficiency Rating	
Potential	74
Current	71

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

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.

