



# Romford Close, Sheldon

**£150,000**

- GROUND FLOOR MAISONETTE
- NO ONWARD CHAIN
- LOUNGE & KITCHEN
- RE FITTED SHOWER ROOM
- DOUBLE GLAZING
- EXTENDED LEASE
- PORCH & ENTRANCE HALL
- TWO BEDROOMS
- CENTRAL HEATING
- REAR GARDEN

A ground floor maisonette on a sought after cul de sac in Sheldon with an extended lease and no onward chain. This spacious property would make a great downsize or first time purchase and is in a superb location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge, kitchen, two bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing and gardens to the front and rear.

### FRONT

The front garden is laid to lawn with a path leading to a UPVC double glazed door to:-

### ENCLOSED PORCH

Double glazed windows to the front and sides, wall light, tiled floor and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Storage cupboard, radiator, power and light points and doors to:-

### LOUNGE

**12'3 max x 14'11 max (3.73m max x 4.55m max)**



UPVC double glazed French doors to the rear garden, double glazed windows to the rear, radiator, power and light points

### KITCHEN

**8'11 x 5'8 (2.72m x 1.73m)**



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, inset ceramic hob and space an plumbing for other appliances. wall mounted boiler, double glazed window to the rear, radiator, power and light points

### BEDROOM ONE

**9'10 x 13'11 (3.00m x 4.24m)**



Double glazed window to the front, radiator, fitted wardrobes, power and light points

### BEDROOM TWO

**7'10 x 9'11 (2.39m x 3.02m)**

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

### RE FITTED SHOWER ROOM

**7'9 x 5'4 (2.36m x 1.63m)**



Fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height throughout, two opaque double glazed windows to the side, heated towel rail, extractor fan and ceiling light point

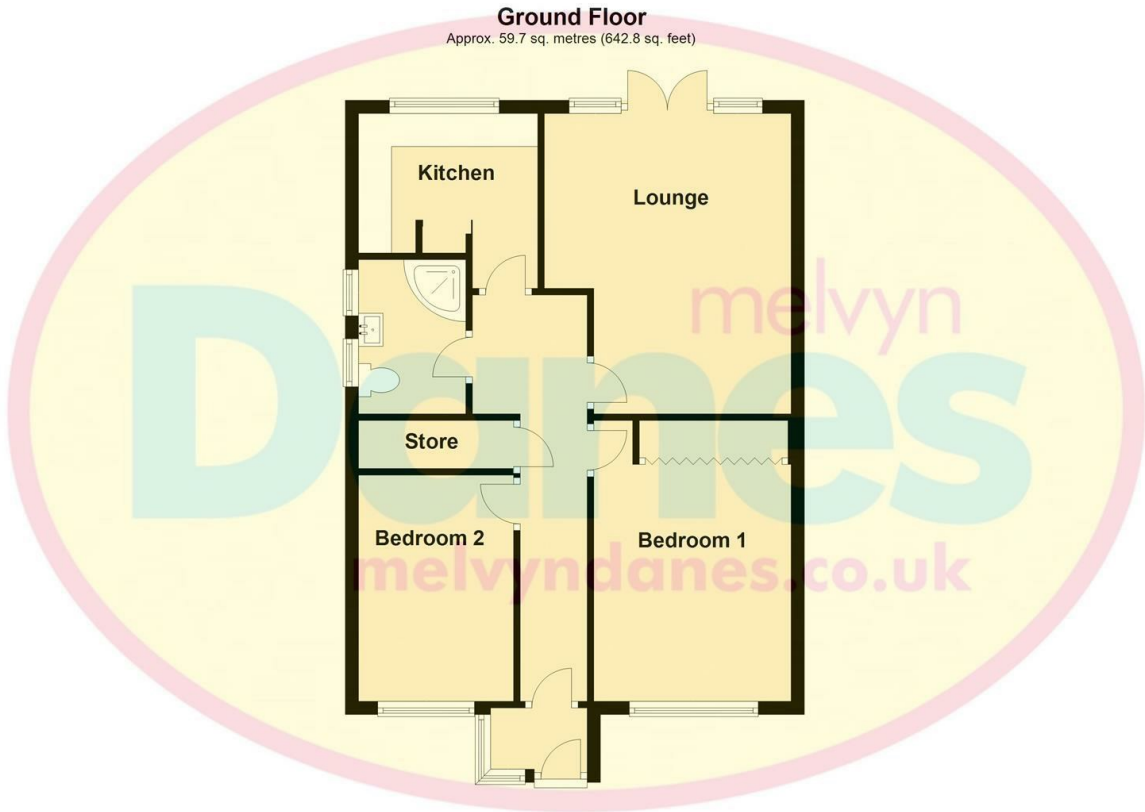
### REAR GARDEN



The rear garden is paved with fencing to the perimeters and a 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.



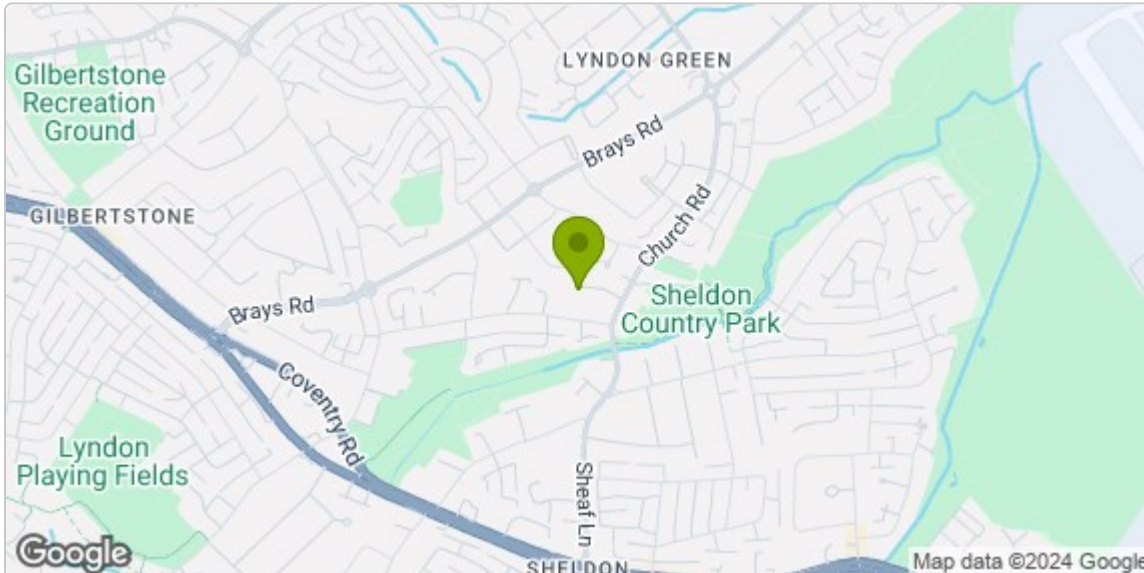
**TENURE:** We are advised that the property is **LEASEHOLD**

**COUNCIL TAX BAND:** B

**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:**  
50 Romford Close Sheldon  
Birmingham B26 3TR

**Council Tax Band:** B

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	75
<b>England &amp; Wales</b>		
	<small>EU Directive 2002/91/EC</small>	