



Wagon Lane, Sheldon

£145,000

- GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE HALL
- DOUBLE BEDROOM
- ELECTRIC HEATING & DOUBLE GLAZING
- SECURE ENTRY INTO THE BUILDING
- OPEN PLAN LIVING
- SHOWER ROOM
- ALLOCTAED PARKING SPACE & VISITOR PARKING

A beautifully presented ground floor apartment in a convenient location in B26. This lovely property would make the perfect first time purchase or buy to let investment and is in a superb location near to a good range of shops, facilities and transport links. Comprising secure entry into the building, private entrance hall, open plan living, double bedroom and shower room. Further benefiting from electric heating, double glazing, long lease, allocated parking space and visitor parking.

OUTSIDE

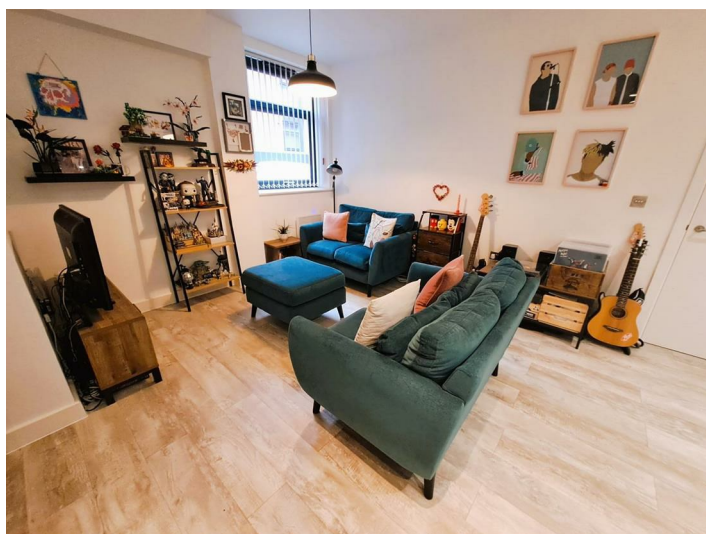
Secure entry into the building, allocated parking space and visitor parking

PRIVATE ENTRANCE HALL

Secure entry phone, storage cupboard housing the water heater and fuse box, wall mounted electric panel heater, LVT flooring, power and light points

OPEN PLAN LIVING

14'9 max x 18'4 max (4.50m max x 5.59m max)



Double glazed window to the rear, two wall mounted electric panel heaters, LVT flooring, power and light points and opening onto:-

KITCHEN AREA

Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and laminate splash backs. Fitted electric oven with a ceramic hob and extractor hood over and integrated fridge, freezer and washing machine power and light points

DOUBLE BEDROOM

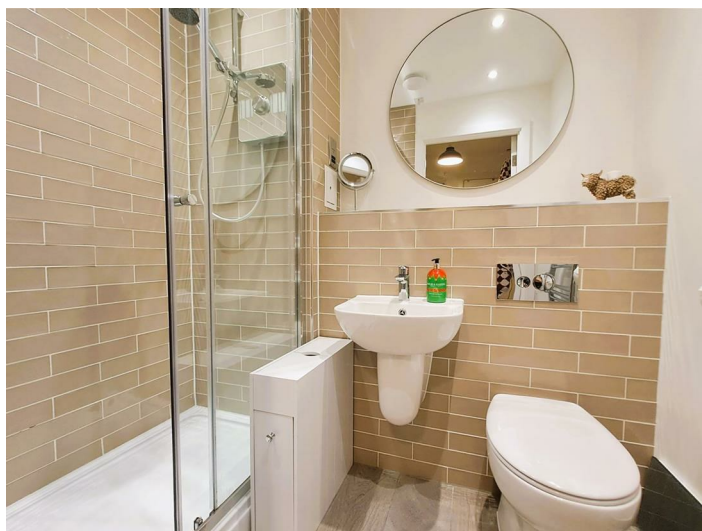
10'9 max x 11'5 (3.28m max x 3.48m)



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

SHOWER ROOM

6'7 x 4'11 (2.01m x 1.50m)



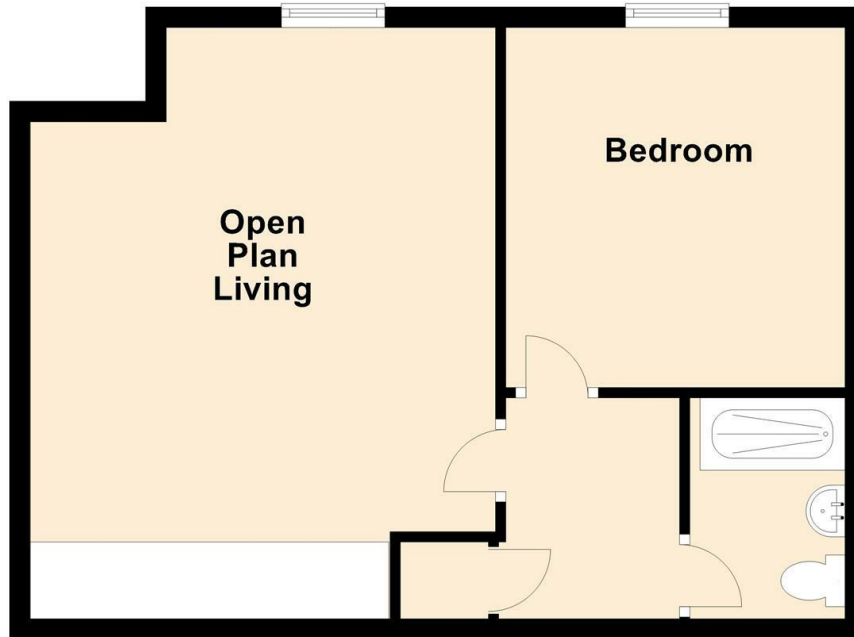
Fitted with a shower cubicle with an electric shower, wall mounted sink and a low level flush WC. Tiling to splash prone areas, heated towel rail, extractor fan, ceiling spot lights and LVT flooring..

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. 52.1 sq. metres (560.4 sq. feet)



Total area: approx. 52.1 sq. metres (560.4 sq. feet)

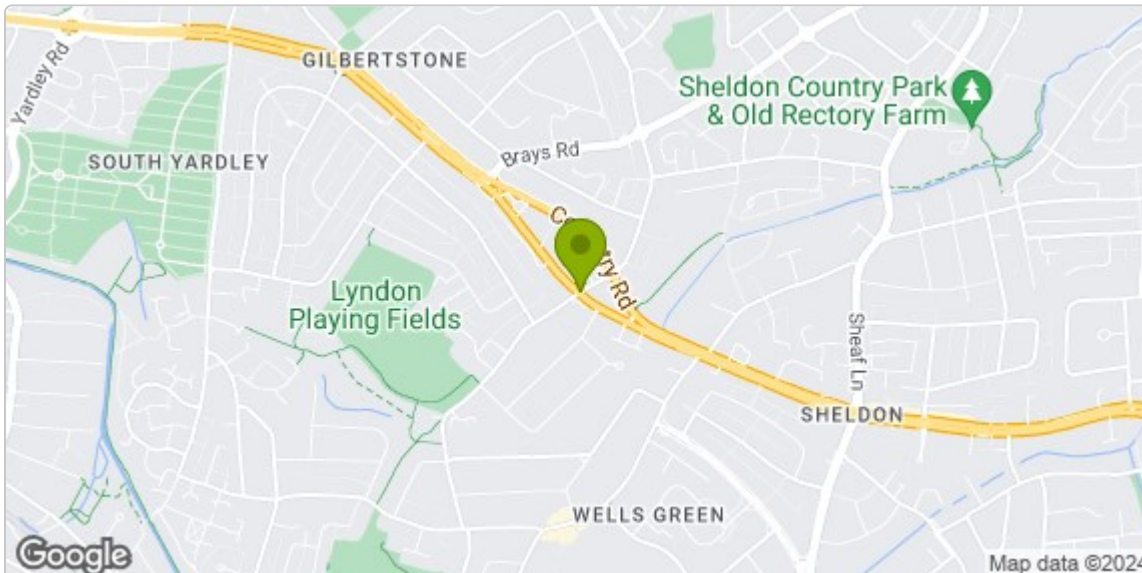
TENURE: We are advised that the property is LEASEHOLD

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:
1 Wagon Lane Sheldon
Birmingham B26 3FN

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	