



# Bantry Close, Sheldon

## Offers Around £154,950

- TOP FLOOR APARTMENT
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS
- VIEWING ESSENTIAL
- RECEPTION HALLWAY
- MODERN FITTED KITCHEN
- REFITTED BATHROOM
- GARAGE EN BLOC
- POPULAR & CONVENIENT LOCATION

A well presented top floor apartment situated in this most convenient location located to the very back of the development. This well proportioned property would make the perfect first time purchase or downsize opportunity. In a superb location near to a wealth of shops, facilities and excellent transport links including the motorway network, Birmingham International train station and Birmingham Airport. Comprising secure entry system, hallway, lounge/diner, modern kitchen, two double bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, pleasant communal gardens and garage en bloc.

Sitting back from the road behind well tended communal gardens with paved pathway access leading to a secure entrance door which opens to the

### **COMMUNAL ENTRANCE**

Having access door to the rear of the development and staircases rises to the first and second floor landings

### **RECEPTION HALLWAY**

Having tiled flooring, ceiling light point, cloaks storage cupboard, access to the kitchen and door opening to the lounge diner

### **MODERN KITCHEN**

**12'10" max x 11'5" max (3.91m max x 3.48m max)**



Having UPVC double glazed window to the front, recessed ceiling spotlights, tiled flooring and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric double oven, gas hob with extractor canopy over, integrated fridge, freezer, dishwasher and washing machine



### **LOUNGE DINER**

**21'7" x 11'5" (6.58m x 3.48m)**



Having two UPVC double glazed windows overlooking the communal garden, two ceiling light points, central heating radiator and door opening to the



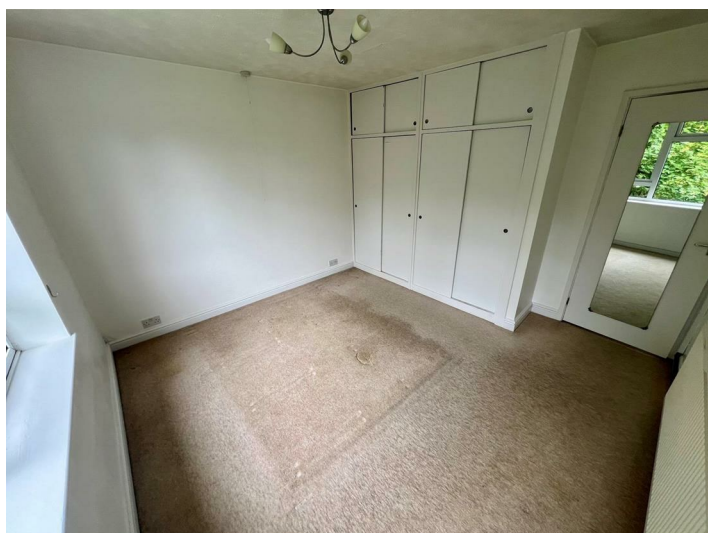
### **INNER HALLWAY**

Having airing/storage cupboard, ceiling light point and doors opening to two bedrooms and bathroom

**BEDROOM ONE**  
11'5" x 11'5" (3.48m x 3.48m)



Having UPVC double glazed window overlooking the communal gardens, ceiling light point, central heating radiator and built in wardrobes



**BEDROOM TWO**  
11'7" x 8'0" (3.53m x 2.44m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobe

**REFITTED BATHROOM**



Having UPVC double glazed window to the front, recessed ceiling spotlights, central heating radiator, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin, low level WC, tiled flooring and complementary wall tiling

**COMMUNAL GARDENS**



Being well tended and for the use of all residents

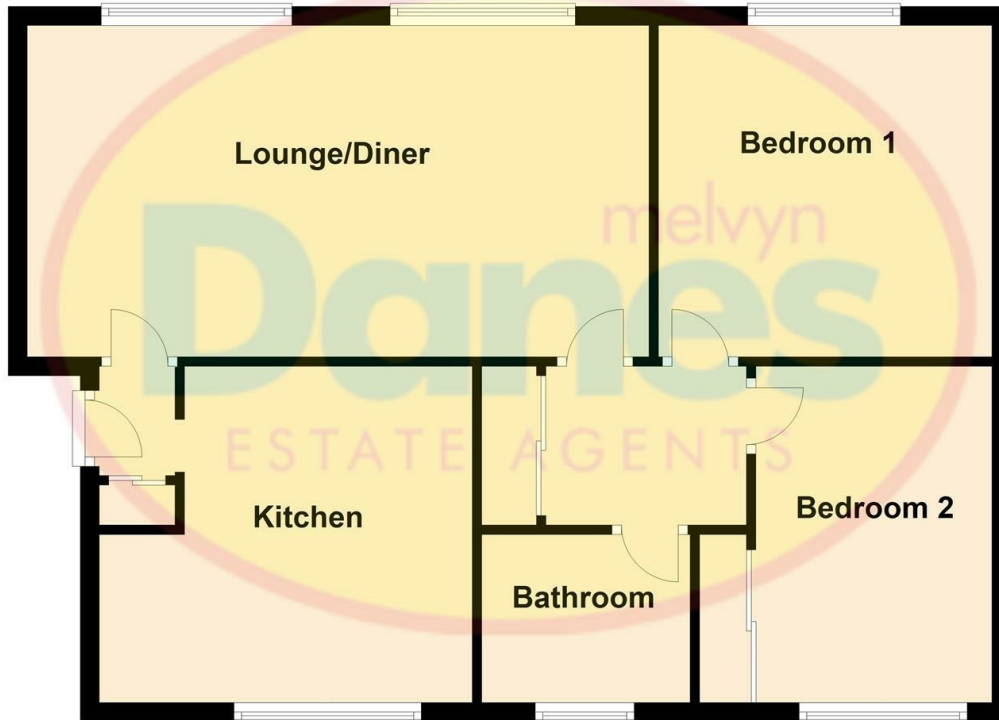
**GARAGE EN BLOC**

Numbered 49 and having up and over door

## 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.

### Top Floor



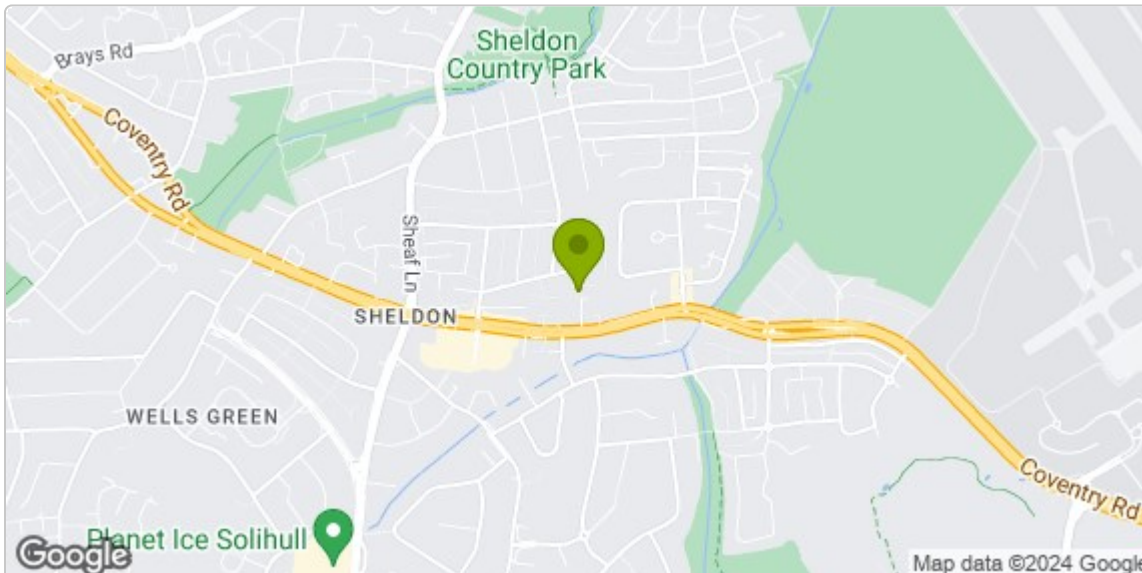
**TENURE:** We are advised that the property is LEASEHOLD and the vendor advises us that there are 172 years remaining. The property is subject a half yearly service charge of £890 - we are yet to confirm this information and would advise any interested party to seek confirmation.

**COUNCIL TAX BAND:** B

**VIEWING:** By appointment only with the Sheldon office.

**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:**  
64 Bantry Close Sheldon  
Birmingham B26 3LR

**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		
	59	78
England & Wales		EU Directive 2002/91/EC