

A well-presented first floor maisonette in this most convenient location. The property briefly comprises: lounge, refitted kitchen, two bedrooms, refitted shower room, double glazing. The property has no onward chain and is perfect for downsizing, a first time buyer or as an investment purchase.













Front garden Landing

## Bedroom 1

8'02 x 14'03 (2.49m x 4.34m)





**Bedroom 2** 7'08 x 7'11 (2.34m x 2.41m)

Lounge

10 x 15'03 (3.05m x 4.65m)





**Kitchen** 6'10 x 10'07 (2.08m x 3.23m)



**Bathroom** 6'05 x 7'08 (1.96m x 2.34m)



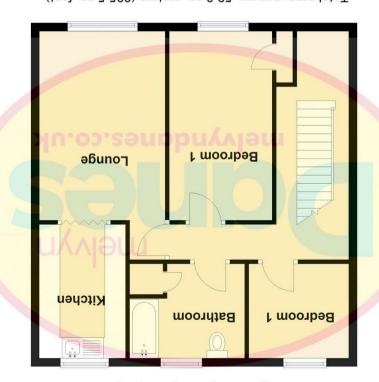






## **Ground Floor**

Approx. 59.0 sq. metres (635.5 sq. feet)



Total area: approx. 59.0 sq. metres (635.5 sq. feet)

148a Church Road Sheldon Birmingham B26 3TS

England & Wales EU Directive Not energy efficient - higher running costs plans are approximate and quoted for general (86-12) 3 (39-54) (89-53) (08-69) 94 В A (sulq 56) Very energy efficient - lower running costs Current Potential Energy Efficiency Rating

Council Tax Band: B

not be relied on and do not form part of any

been made to ensure accuracy, they must guidance only and whilst every attempt has

Please note that all measurements and floor

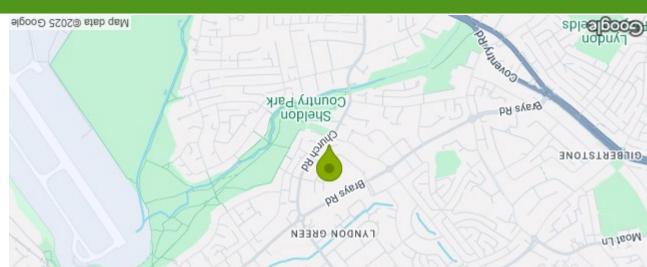
30/05/2025. Actual service availability at the property or speeds received may be different. currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however

precise location and network outages. on 30/05/2025). Please note that actual services available may be different depending on the particular circumstances, MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker ofcom org.uk

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

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

for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale. evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification may use approved external services which review publicly available information on companies and individuals. However, review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of



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