



Sansome Road, Shirley, B90 2BP

£170,000

- A First Floor Maisonette
- Two Good Size Bedrooms
- Spacious Lounge
- Kitchen
- Modern Bathroom
- South Facing Rear Garden
- No Upward Chain
- Recently Re-carpeted
- Recently Re-decorated



SCAN TO VIEW
VIRTUAL TOUR

DRAKES

ESTATE AGENTS



Lounge to rear - 4.39m x 3.63m (14'5" x 11'11")

Kitchen to rear - 2.97m x 1.83m (9'9" x 6'0")

Bedroom One to front - 4.11m x 3.33m (13'6" x 10'11")

Bedroom Two to front - 3.28m max 2.28 min x 3.66m

(10'9" max 7'6"min x 12'0" max)

Bathroom to side - 1.93m x 2.06m (6'4" x 6'9")

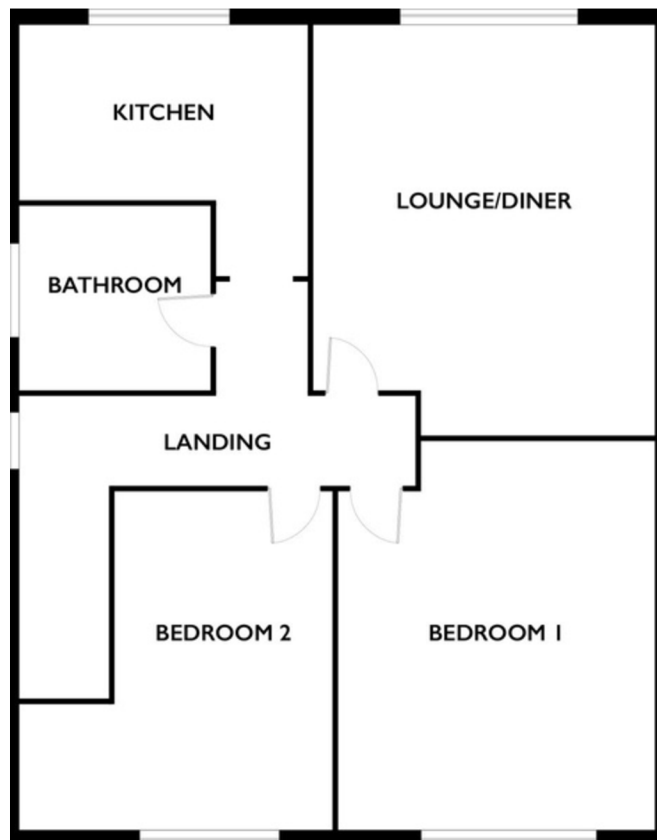
A recently re-decorated and re-carpeted first-floor maisonette offered with no upward chain and accommodation comprising in brief of entrance hall, spacious lounge, kitchen, two good size bedrooms, modern bathroom and a rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: B

EPC Rating: D

Tenure: Leasehold



The vendor advises that the property is Leasehold with approximately 82 years remaining on the lease with a ground rent payable of £100 per annum, the vendor has advised that the ground rent is due to increase to £200 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.