

# FOR SALE

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## 15 The Farriers\*

Sheldon, Birmingham, B26 3HG

Midland Residential are pleased to present this first floor flat located in a popular area of Sheldon. The property briefly consists of and having an entrance hallway, one bedroom, fitted bathroom, fitted kitchen and lounge area. The property further benefits from electric heating (where specified) and double-glazed windows (where specified). The property is ideally situated to local transport links into Birmingham City Centre, Solihull and Birmingham Airport with access to local shops. The property is leasehold with a 148-year lease remaining, an annual service charge of £740 approx with a peppercorn ground rent. The property is sold with no onward chain however is tenanted until September 2025 with a rental income of £8,700 per annum.

**Offers In The Region Of £109,950**

# 15 The Farriers\*

## Sheldon, Birmingham, B26 3HG



- First Floor Flat
- Fitted Kitchen
- Electric Heating
- Ideal for Investment
- One Bedroom
- Fitted Bathroom
- EPC Rating C
- Reception Room
- Double Glazing
- Council Tax B

### Entrance

2'10" x 19'0" (0.87 x 5.80)  
Having a double glazed front door leading to a single glazed wooden front door, fitted carpet, wooden hand rail to the wall, UPVC double glazed window to front elevation, two ceiling light points

### Landing

6'11" x 8'0" (2.12 x 2.46)  
Having a fitted carpet, wall mounted electric storage heater, door to store housing fuse board, loft access point and ceiling light point

### Bedroom

9'8" x 12'0" (2.95 x 3.68)  
Having a fitted carpet, UPVC double glazed window to rear elevation, ceiling light point

### Bathroom

5'5" x 6'10" (1.67 x 2.09)  
Having vinyl lino flooring, tiled walls, plastic bath with hot and cold single taps over, Triton electric shower, fitted shower rail, close coupled WC, wash hand basin with stainless steel hot and cold single taps over, UPVC double glazed window to the front elevation, door to store housing insulated water tank and enclosed ceiling light point

### Reception Room

13'2" x 15'1" (4.03 x 4.62)  
Having a fitted carpet, electric storage heater, UPVC double glazed window to rear elevation and ceiling light point

### Kitchen

7'3" x 6'10" (2.23 x 2.10)  
Having vinyl flooring, wall and base kitchen units, wood effect work surface, splashback tiles above work surface, stainless steel sink with mixer tap over, Hotpoint Cooker, Beko Washing Machine and Unnamed Fridge, UPVC double glazed window to the front elevation and ceiling light point

### Material Information

Verified Material Information

Council tax band: B  
Tenure: Leasehold  
Lease length: 189 years remaining (148 years from 1984)  
Ground rent: Peppercorn  
Service charge: £740 pa  
Property type: Maisonette  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Electric Heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
Parking: Communal  
Building safety issues: No  
Restrictions - Some restrictions and covenants are in place, please engage with the agent for further details.  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

We would be delighted to discuss the

purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

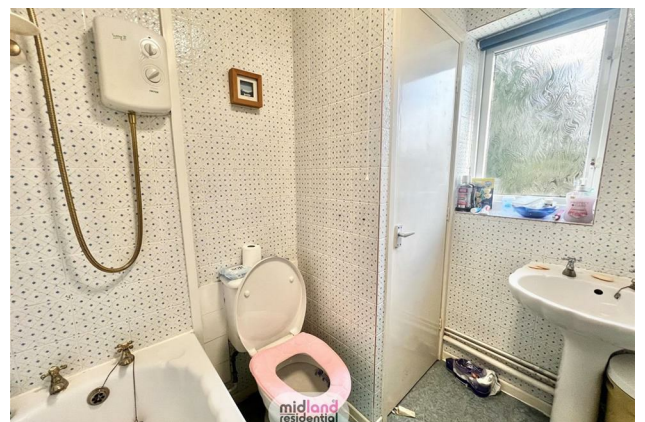
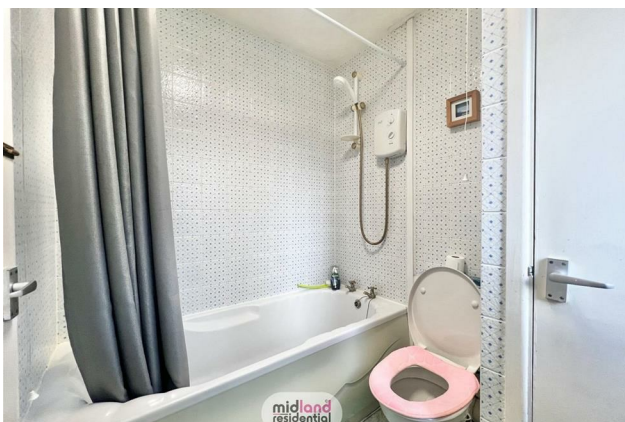
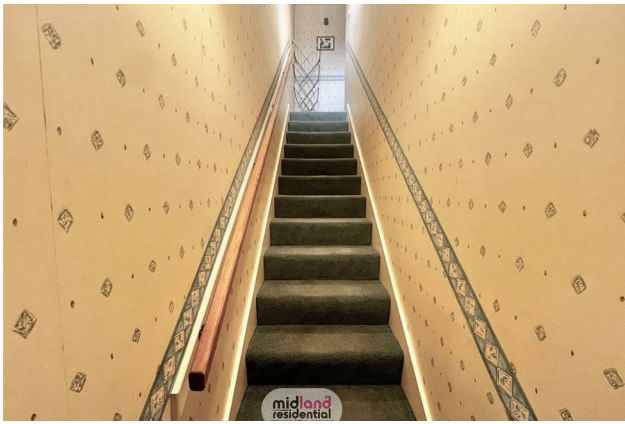
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Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by

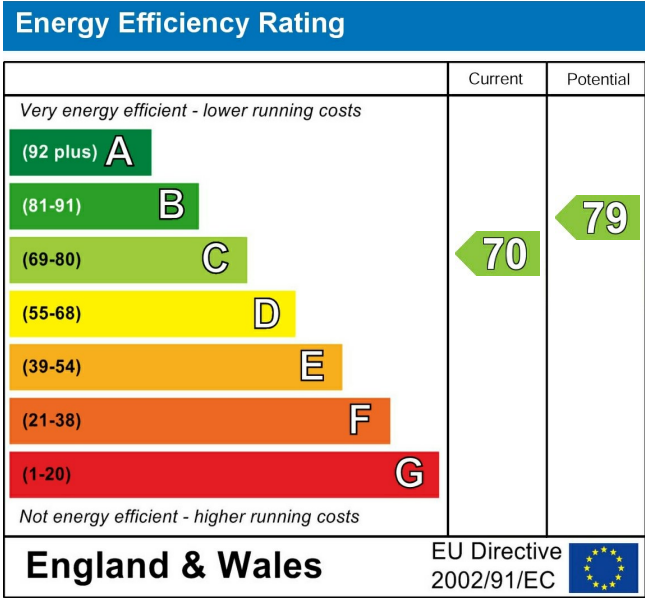
the client or the Agents or any of their employees authorised to do so.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.









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**Tenure:** We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

**Money Laundering Regulations:** Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non refundable fee of £30.00 per person is payable at the point of the offer being accepted.