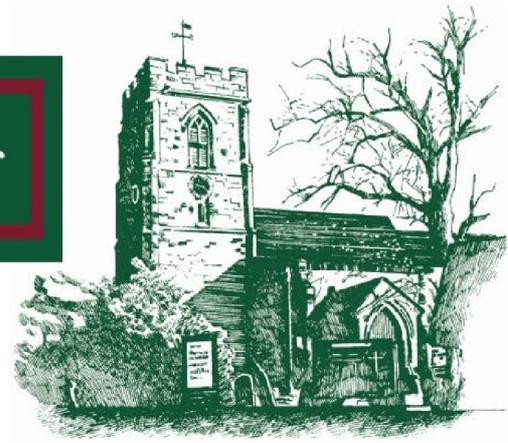


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 21 Romsley Close, Sheffield, WS4 1AF Guide Price £110,000

An extremely well presented first floor flat that has been recently refurbished to a high standard throughout. The property is conveniently situated close to local amenities.

\* Communal Entrance \* Security Intercom System \* Reception Hall \* Lounge/Dining Room \*  
Modern Fitted Kitchen \* 2 Good Sized Bedrooms \* Modern Bathroom \* Communal Gardens \*  
Gas Central Heating \* PVCu Double Glazing \* No Upward Chain

Council Tax Band A  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



## 21 Romsley Close, Sheffield



Lounge/Dining Room



Lounge/Dining Room



Modern Fitted Kitchen

# 21 Romsley Close, Sheffield



**Modern Fitted Kitchen**



**Bedroom One**



**Bedroom Two**



**Modern Bathroom**

# 21 Romsley Close, Sheffield

An internal inspection is highly recommended to begin to fully appreciate this extremely well presented first floor flat that has been recently refurbished to a high standard throughout. The property is conveniently situated close to local amenities

Schools for children of all ages are readily available including Sheffield Sports & Community College, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls at Walsall.

Regular and frequent public transport services are provided to Walsall, Brownhills, Aldridge, Lichfield and neighbouring town centres where more comprehensive facilities can be found.

Commuters will find that junction 10 of the M6 motorway is within 3 miles which provides further access to the M6 Toll road, M5, M54 and M42 motorways.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

## **COMMUNAL ENTRANCE**

The property is approached via a paved pathway leading to secure main entrance with security intercom system fitted. A staircase leads from the communal entrance hall to the first floor landing.

## **RECEPTION HALL**

PVCu double glazed entrance door, laminate flooring, central heating radiator, ceiling spotlights, smoke alarm, loft access, security intercom to main entrance and storage cupboard off.

## **LOUNGE/DINING ROOM**

5.03m x 3.33m min (16'6 x 10'11 min)

PVCu double glazed window to front elevation, central heating radiator, two ceiling light points and TV and satellite aerial points.

## **MODERN FITTED KITCHEN**

2.79m x 2.69m (9'2 x 8'10)

PVCu double glazed window to rear elevation, range of modern white high gloss wall, base units and drawers, working surfaces with tiled surrounds and inset stainless steel single drainer sink having mixer tap over, built in electric oven and gas hob with extractor canopy over, space and plumbing for washing machine, space for fridge/freezer, wall mounted 'Glow worm' central heating boiler, ceiling spotlights, laminate flooring, central heating radiator and storage cupboard off.

## **BEDROOM ONE**

3.81m x 3.33m (12'6 x 10'11)

PVCu double glazed window to front elevation, central heating radiator, ceiling light point and TV aerial point.

## **BEDROOM TWO**

4.01m x 2.49m (13'2 x 8'2)

PVCu double glazed window to rear elevation, central heating radiator, TV aerial point and ceiling light point.

# 21 Romsley Close, Sheffield

## **MODERN BATHROOM**

PVCu double glazed frosted window to rear elevation, 'P' shaped bath with electric shower over and shower screen fitted, vanity wash hand basin/wc unit with storage cupboard below, central heating radiator, ceiling spotlights, laminate flooring and extractor fan.

## **OUTSIDE**

### **COMMUNAL GARDEN**

mainly lawned with drying area and brick built storage shed.

## **GENERAL INFORMATION**

**TENURE** We understand the property is Leasehold for a term of 125 years from 25th March 1990. Current ground rent and service charge to be confirmed.

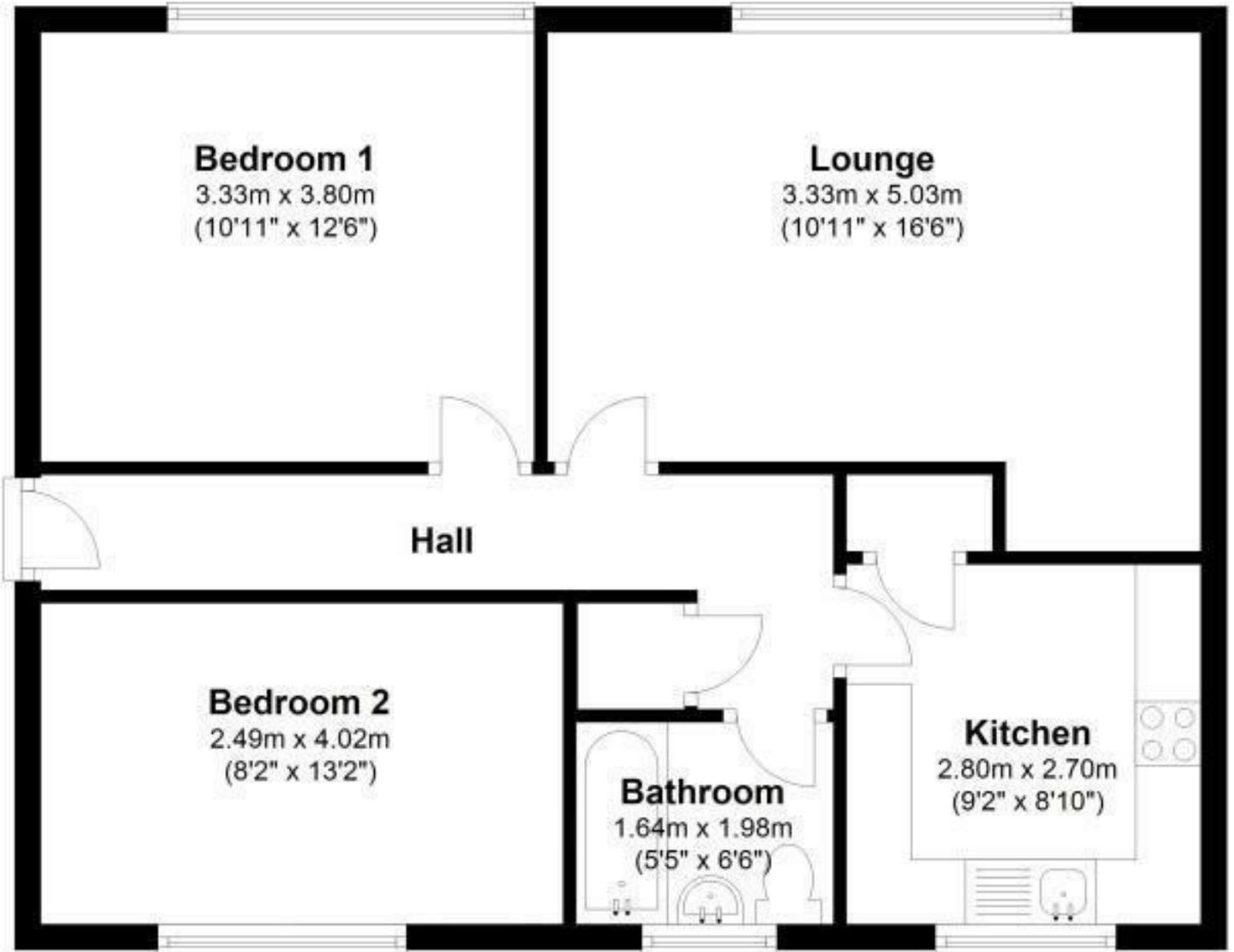
**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 21 Romsley Close, Sheffield

## First Floor Flat

Approx. 61.7 sq. metres (664.5 sq. feet)



Total area: approx. 61.7 sq. metres (664.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		