

FOR SALE



Cole Way, Shard End

1 Bedroom, 1 Shower Room, Maisonette

Offers In Excess Of £100,000

MARTIN&CO



- GROUND FLOOR MAISONETTE
- ONE BEDROOM
- OPEN PLAN LOUNGE/KITCHEN
- SHOWER ROOM
- REAR ALLOCTED PARKING
- NO UPWARD CHAIN

Martin & Co are pleased to offer this well presented ground floor maisonette ideally located near to shops, transport links and amenities.

The property has it's own front door that leads to the open plan lounge which is ideal to relax and entertain in with a fitted kitchen incorporated into the same room. A door leads to the nicely proportioned bedroom that has a shower room off.

To the rear of the property is an allocated parking space.

The property needs to be viewed internally to appreciate the nice location and comes with no upward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE/KITCHEN 17' 10" x 9' 7" (5.44m x 2.92m)

BEDROOM 12' 5" x 8' 11" (3.78m x 2.72m)

SHOWER ROOM 6' 0" x 5' 1" (1.83m x 1.55m)

REAR ALLOCATED PARKING

GENERAL INFORMATION COUNCIL TAX BAND - A

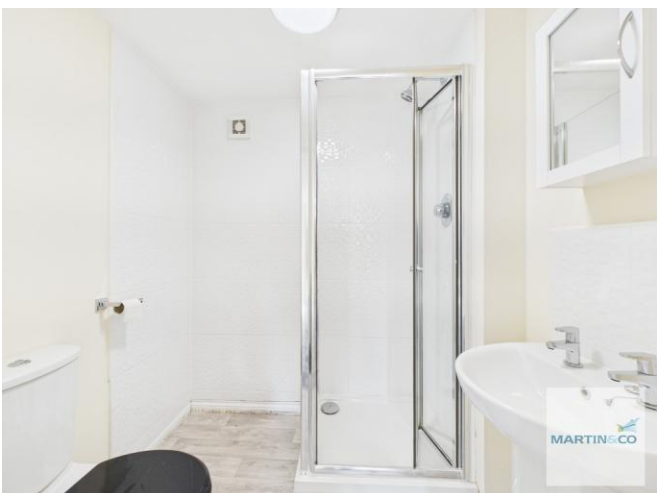
FIXTURES AND FITTINGS as per sales brochure.



TENURE

Martin and Co has been informed that the property is LEASEHOLD with 150 years from 18.09.2010 . The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Approximate total area⁽¹⁾
335.83 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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Accuracy: 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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor.