

Gillman Close
Sheldon Birmingham

burchell edwards

Gillman Close
Sheldon Birmingham B26 3LT

for sale
£160,000







Property Description

Situated in the popular area of Sheldon, Birmingham, this well-presented two-bedroom first-floor maisonette offers modern, low-maintenance living and is ideal for first-time buyers, downsizers, or investors alike.

The property welcomes you with a bright and spacious entrance leading to the first-floor accommodation.

At the heart of the home is a stylish open-plan lounge and kitchen, creating a sociable living space perfect for relaxing and entertaining.

The kitchen is fitted with a range of contemporary units and provides ample worktop and storage space, while the lounge area enjoys plenty of natural light, providing a comfortable setting for everyday living.

There are two well-proportioned bedrooms, both offering versatile accommodation to suit a variety of needs, whether for sleeping arrangements, home working, or guest space. A modern bathroom completes the internal accommodation.

Conveniently located within easy reach of local shops, schools, amenities, and excellent transport links, including nearby road networks and public transport connections, this attractive maisonette offers both comfort and convenience in a sought-after residential location.

Viewing is highly recommended to appreciate the accommodation on offer.

Bedroom One
10' 10" x 9' 11" (3.30m x 3.02m)
Double glazing to rear, ceiling light, wall sockets

Bathroom
9' 11" x 5' 7" (3.02m x 1.70m)
Obscure window to rear, bath with shower, w.c,wash hand basin

Kitchen
13' 2" x 8' 10" (4.01m x 2.69m)
Open plan, double glazing to rear, strip lighting, freestanding oven, wall and base units

Lounge
16' x 10' 10" (4.88m x 3.30m)
Double glazing to front, ceiling light, wall sockets, storage heater

Bedroom Two
10' 11" x 6' 11" (3.33m x 2.11m)
Double glazing to front, wall sockets, ceiling light, walk in storage area

















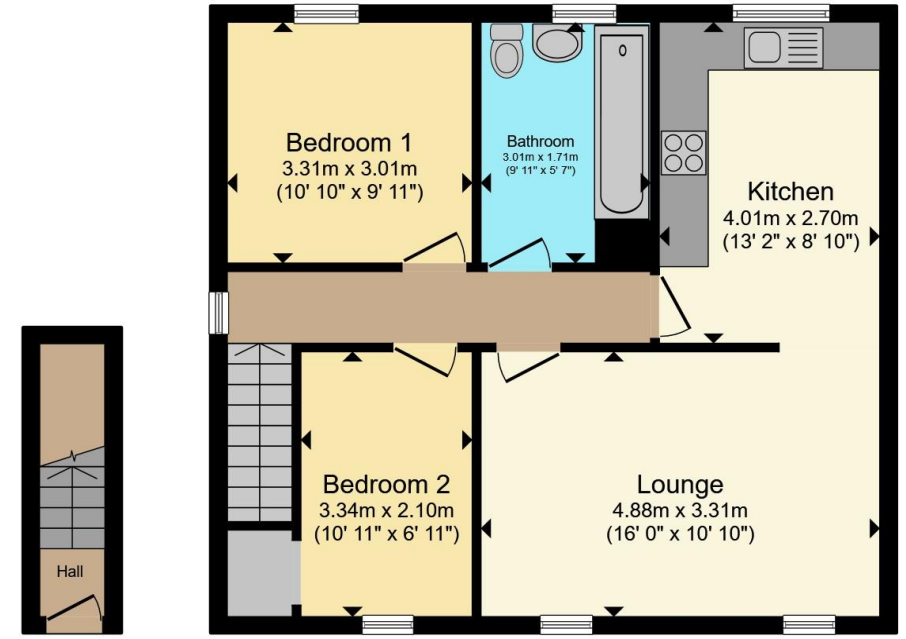

Total floor area 61.9 m² (667 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: D

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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