



smarthomes

Wychwood Crescent

Sheldon, Birmingham

- A Two Bedroom Semi Detached Property
- Two Reception Rooms
- Fitted Kitchen
- No Upward Chain

Guide Price £140,000

Current EPC Rating - 71 (C)
Current Council Tax Band - A





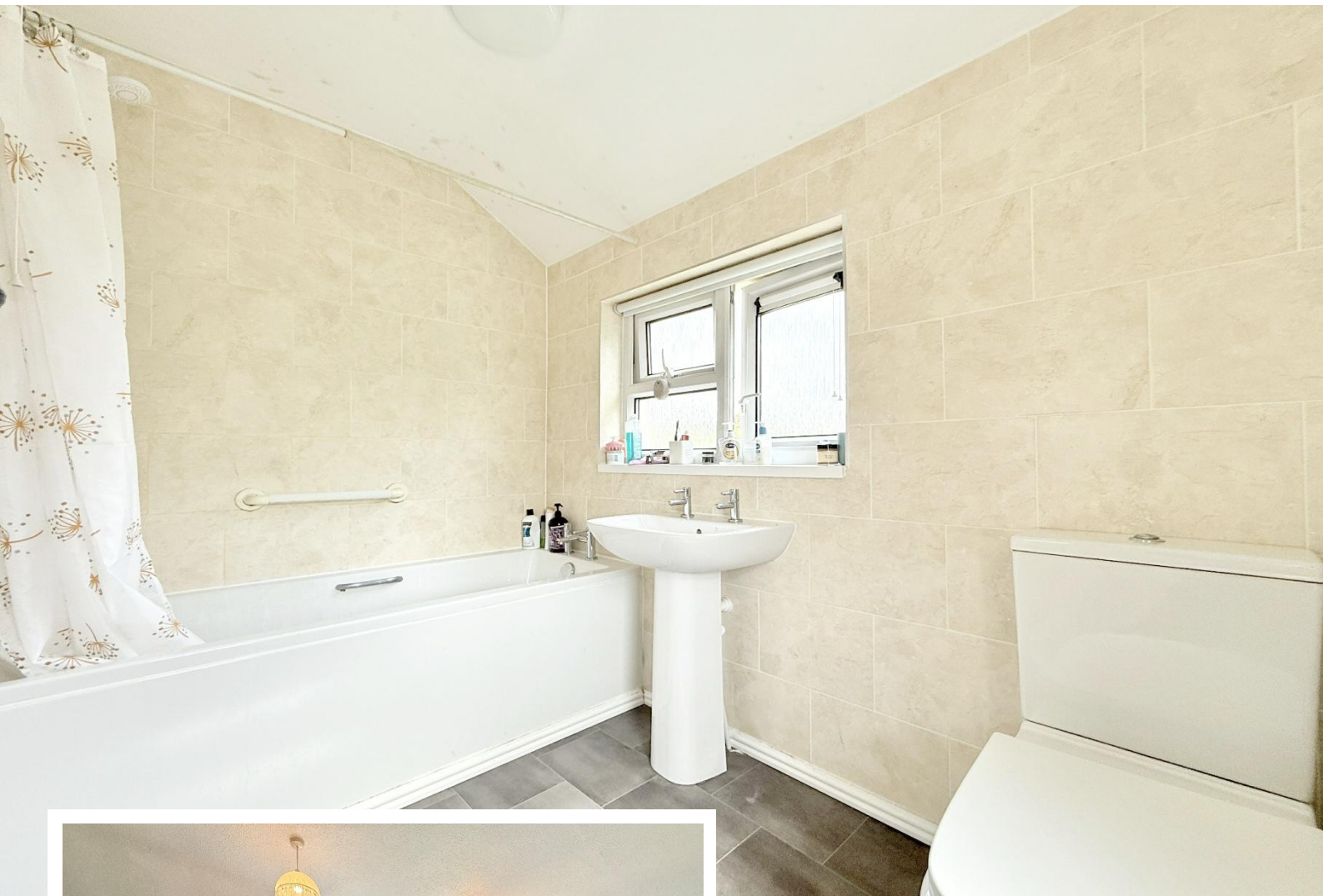
Property Description

A two bedroom semi detached property offered for sale with no upward chain and briefly affording two reception rooms, fitted kitchen, covered side passage, family bathroom and rear garden

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges
Current council tax band – A



Rooms & Measurements

Entrance Hall

Lounge to Front - 4.01m x 2.97m (13'2" x 9'9")

Reception Room Two/Office to Rear - 2.59m x 2.46m (8'6" x 8'1")

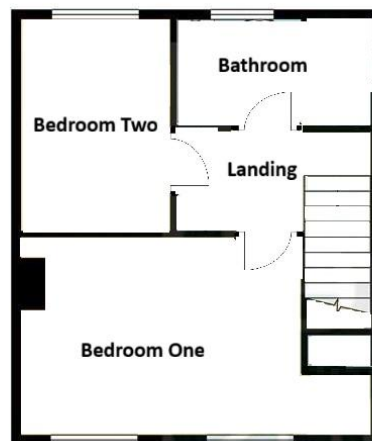
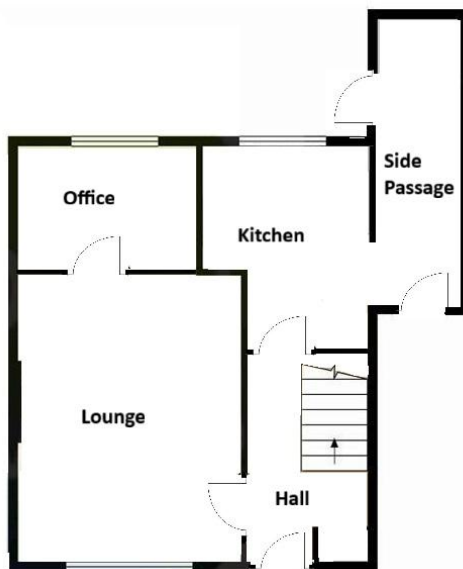
Fitted Kitchen to Rear - 2.51m x 3.12m (8'3" x 10'3")

Covered Side Passage

Bedroom One to Front - 5.51m x 2.97m (18'1" (max)/14' 7" (min) x 9'9")

Bedroom Two to Rear - 3.43m x 2.77m (11'3" x 9'1" (min)

Family Bathroom to Rear - 2.34m x 1.57m (7'8" x 5'2")



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.