



Romford Close Sheldon, B26 3TR

Senate Property Services are delighted to offer this much improved two double bedroom first floor maisonette with well maintained South facing rear garden and extended lease of 142 years on completion. Located close to local amenities and with Birmingham Airport and M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of enclosed entrance porch, entrance hallway with staircase to first floor landing and fitted storage, lounge with sliding patio door onto balcony, bedroom one with fitted double wardrobes, bedroom two currently configured as a dining room, refitted kitchen and refitted shower room with double shower cubicle.

£145,000



40 Romford Close, Sheldon, Birmingham, B26 3TR

PROPERTY INFORMATION:

LOUNGE - 14' 5" x 13' 8" (4.40m x 4.17m)

KITCHEN - 9' x 8' 1" x (2.74m x 2.46m)

BEDROOM ONE - 13' 3" x 10' (4.05m x 3.06m)

BEDROOM TWO - 11' 4" x 10' 1" (3.45m x 3.07m)

SHOWER ROOM - 8' x 5' 9" (2.45m x 1.74m)

TENURE - Leasehold with extended lease of 142 years on completion

GROUND RENT - £17.50 per annum

RENT VALUE - £795.00 PCM

COUNCIL TAX - Band B



Total area: approx. 61.6 sq. metres (662.6 sq. feet)
This floor plan is not to scale and is for illustration/marketing purposes of Senate Property Services Ltd. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Consumer Protection from Unfair Trading Regulations 2008.
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. 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 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