



**Campbells Green,
Sheldon, B26 3HB**

Purchase Price: £165,000 LEASEHOLD

A beautifully presented 2 bedroom first floor maisonette with a fantastic entertaining garden and single garage.

Fantastic commuter links to Solihull and Birmingham City Centre, within a short drive to access the M42.



Positioned in a very popular location of Sheldon, this 2-bedroom maisonette has been well-maintained throughout, with no upward chain, presenting an excellent opportunity for first time buyers or investors. Offering excellent commuter routes to Solihull, Birmingham and further afield, this property offers a great opportunity for a young couple or investor.



Entrance to the property begins with a large porch and the stairs leading to the first floor maisonette providing access to all rooms including, spacious living room, modern fitted kitchen with ample storage, a large double bedroom, a further single bedroom and family bathroom. Plus, numerous storage cupboards.

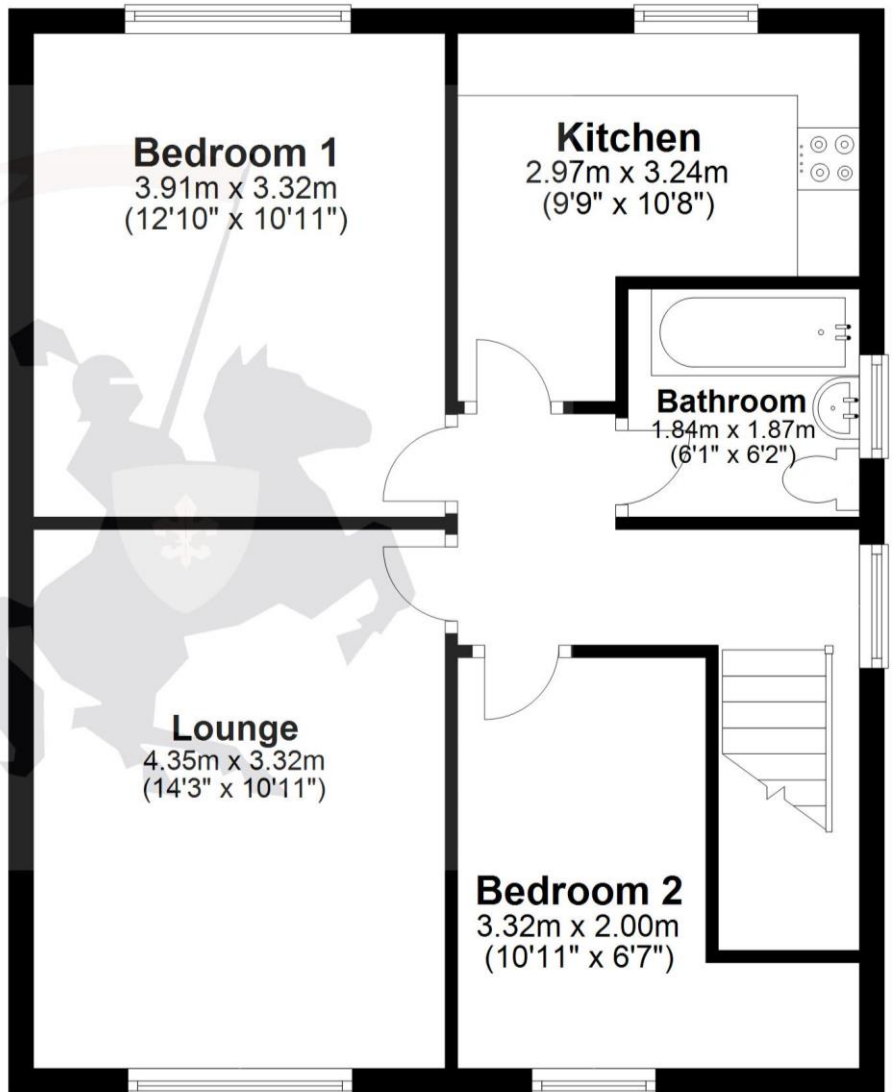


Externally, the property enjoys a private rear garden which has been block paved creating an easy to maintain and tranquil entertaining space. The property also includes a single garage which is positioned to the side of the property and provides plenty of additional storage.



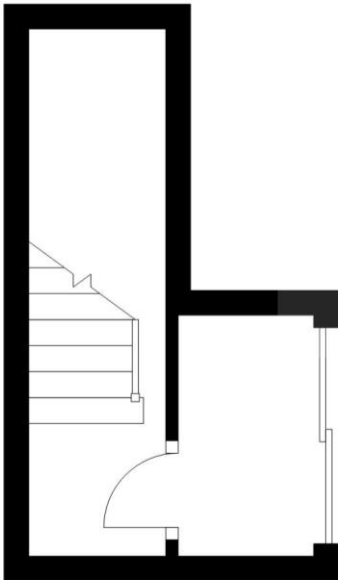
First Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



Ground Floor

Approx. 7.0 sq. metres (75.7 sq. feet)



Things to Know...

The Property will be offered with vacant possession, and we are advised the property is of Leasehold tenure with a peppercorn ground rent.

Services – The vendor advise that all mains services are connected to the property however we suggest this is confirmed by your legal representative prior to exchange of contracts.

Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally the opinions of the purchasers may differ. The details are for guidance only and do not form part of the contract. It is advisable that prior to exchange of contracts purchasers walk the boundaries and ensure they are in accordance with the title plan. We also suggest Fixtures and Fittings are confirmed at the point of negotiation.

Money Laundering – We have procedures in place to forestall and prevent Money Laundering. Should we be concerned that an offence is being committed we will act in accordance with the Proceeds of Crime Act 2002 and disclose our concerns to the National Crime Agency.

Local Authority is Birmingham Council with a Council Tax Band of B.

Referral Fees – Kingsman can offer referral advice to third party providers for mortgage advice, conveyancing assistance and surveying work. Our referral fees can vary case to case but are normally within a £50 to £350 variance. Please ask for more details if you would like clarity on any such referral fee we may be paid.



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