

Salcombe Avenue, Sheldon

£230,000

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN & WC
- BATHROOM & SEPARATE WC
- DRIVEWAY & SIDE GARAGE
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- MAJORITY CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A semi detached house on a sought after cul de sac in B26 with bags of potential and space to extend (STPP) with NO ONWARD CHAIN. This lovely property has so much potential and has belonged to the same family since the day it was built in 1935! In a great location near to a good range of shops, facilities and transport links and comprising: porch, entrance hall, lounge, dining room, kitchen and WC to the ground floor. Upstairs there are three bedrooms, the bathroom and a separate WC. Further benefiting from central heating (where specified), double glazing, driveway, side garage and pleasant rear garden.

FRONT

Off road parking via a paved driveway and a lawned front garden with flower and shrub borders. Access to the side garage and UPVC double glazed doors to:-

PORCH

Ceiling light point and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, cloaks cupboard, door to the under stairs storage cupboard, power and light points and doors to:-

DINING ROOM

9'11 max x 11'10 (3.02m max x 3.61m)



UPVC double glazed door to the rear garden, double glazed window to rear, radiator, power and light points and hardwood glazed sliding doors to:-

LOUNGE

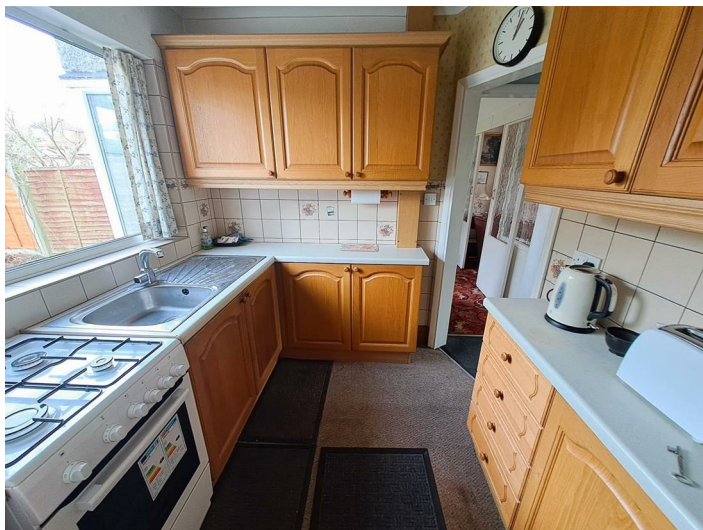
9'11 max x 13'2 to bay (3.02m max x 4.01m to bay)



Double glazed bay window to the front, radiator, power and light points

KITCHEN

9' max x 7' max (2.74m max x 2.13m max)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space for a cooker, double glazed window to the rear, power and light points and a hardwood opaque glazed door to:-

LOBBY

Hardwood glazed door to the rear garden, door to the storage cupboard, door the WC and a sliding door to:-

SIDE GARAGE

7'4 x 14'6 (2.24m x 4.42m)

Timber glazed doors onto the driveway, power and light points

LANDING

Opaque double glazed window to the side, loft access, power and light points and doors to:-

BEDROOM ONE

9'11 max x 12' to bay (3.02m max x 3.66m to bay)



Double glazed half bay window to the rear, radiator, fitted wardrobes, power and light points

BEDROOM TWO

9'11 max x 12'9 to bay (3.02m max x 3.89m to bay)



Double glazed bay window to the front, radiator, fitted wardrobes, power and light points

BEDROOM THREE

5'4 max x 7'10 max (1.63m max x 2.39m max)

Double glazed window to the front, wall mounted electric heater, power and light points

BATHROOM

5'5 x 7'1 (1.65m x 2.16m)



Fitted with a paneled bath with a shower attachment and a pedestal sink. Tiling to a full height, opaque double glazed window to the rear, airing cupboard housing the boiler and ceiling light point

SEPARATE WC

Fitted with a low level flush WC, opaque double glazed window to the rear and ceiling light point

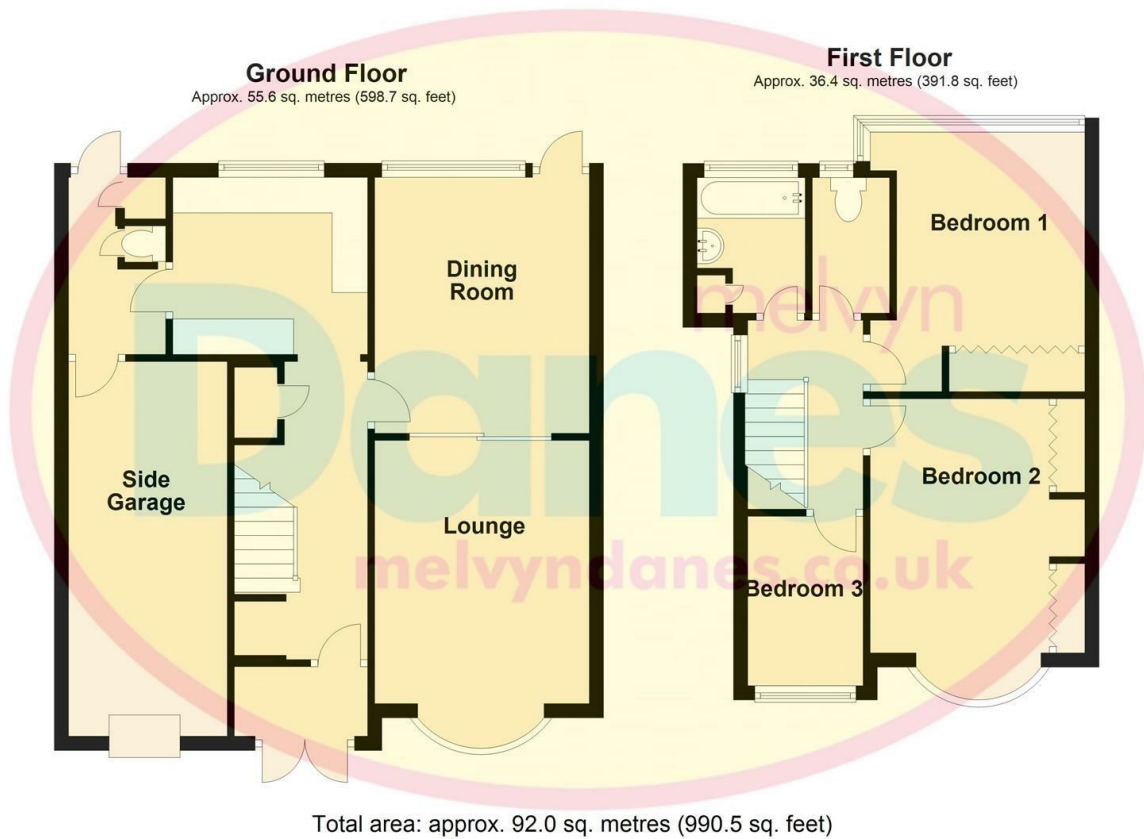
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore. There are flower and shrub borders, two timber storage sheds and fencing to the perimeters.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



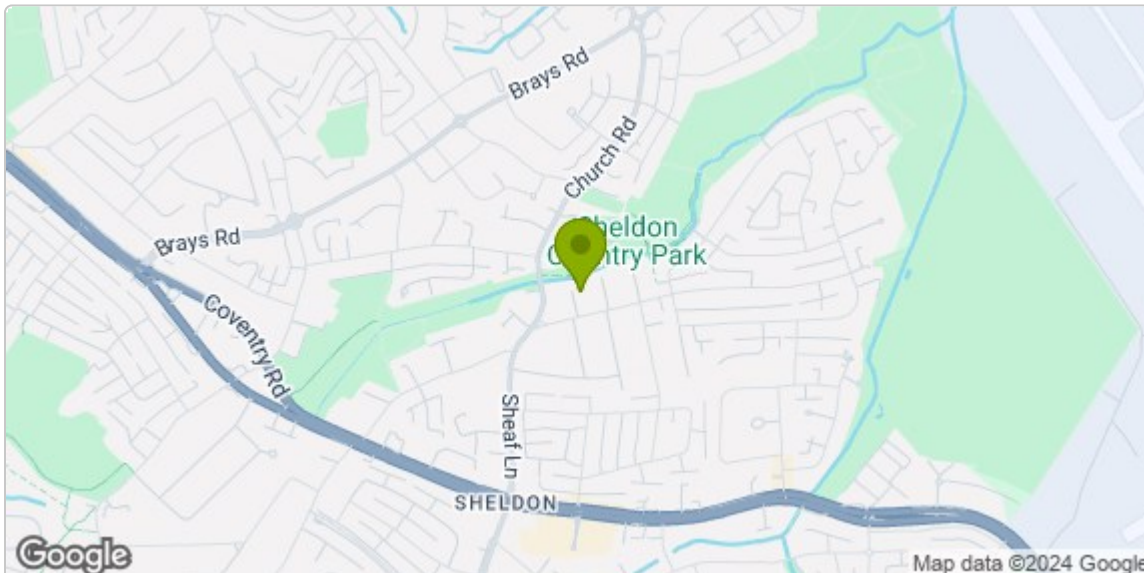
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.



Full Postal Address:
15 Salcombe Avenue Sheldon
Birmingham B26 3JH

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		