



# Tallington Road, Sheldon

**£225,000**

- SEMI DETACHED HOUSE
- HALLWAY
- KITCHEN
- FIRST FLOOR BATHROOM
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARAGE

A well maintained semi detached house on a popular road with NO ONWARD CHAIN. This lovely property would make the perfect first time purchase and is a real blank canvas for you to put your own stamp on. In a great location near to shops, schools and facilities and comprising hallway, lounge, dining room and kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, gardens to the front and rear and rear garage.

### FRONT

The front garden is laid to lawn with a wall and fence to the perimeter and a path leading to a UPVC opaque double glazed door to:-

### HALLWAY

Stairs to the first floor, radiator, ceiling light point and door to:-

### LOUNGE

13'5 max x 16'3 to bay (4.09m max x 4.95m to bay)



Double glazed bay window to the front, radiator, electric fireplace, power and light points and door to:-

### KITCHEN

7'6 x 11'5 (2.29m x 3.48m)



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 and plumbing for appliances, double glazed windows to the rear

and side, UPVC double glazed door to the rear garden, under stairs storage cupboard, power and light points and door to:-

### DINING ROOM

8'10 x 12' (2.69m x 3.66m)



Double glazed window to the rear, radiator, power and light points

### LANDING

opaque double glazed window to the side, loft access, radiator, ceiling light point and doors to:-

### BEDROOM ONE

10'6 max x 13'1 (3.20m max x 3.99m)



Double glazed window to the rear with secondary glazing, radiator, fitted wardrobes, power and light points

## BEDROOM TWO

10'6 max x 12' (3.20m max x 3.66m)



Double glazed window to the front with secondary glazing, radiator, built in wardrobe, power and light points

## BEDROOM THREE

6'1 x 7'10 max (1.85m x 2.39m max)

Double glazed window to the front with secondary glazing, radiator, built in wardrobe, power and light points

## BATHROOM

6'1 max x 9'5 max (1.85m max x 2.87m max)



Fitted with a paneled bath with an electric shower over, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, airing cupboard housing the boiler and ceiling light point

## REAR GARDEN



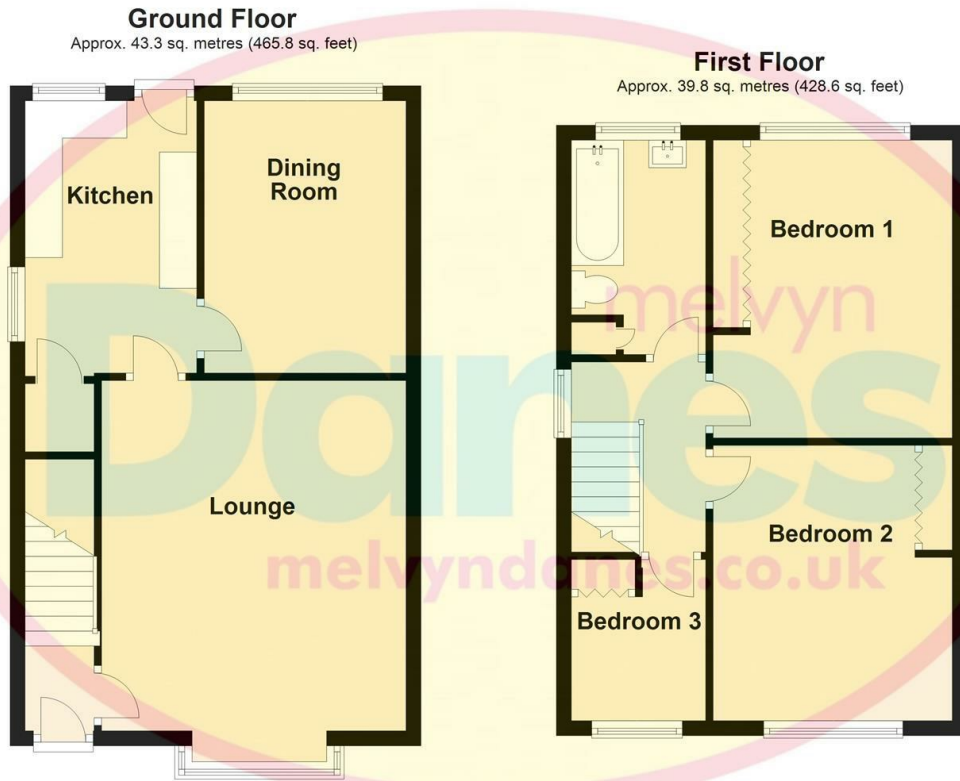
The rear garden is mostly laid to lawn with a patio to the fore. There are flower and shrub borders, a greenhouse, fencing to the perimeters and a gated access leading to the front of the property

## REAR GARAGE

With access onto the rear vehicular service road.

## 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.



Total area: approx. 83.1 sq. metres (894.4 sq. feet)

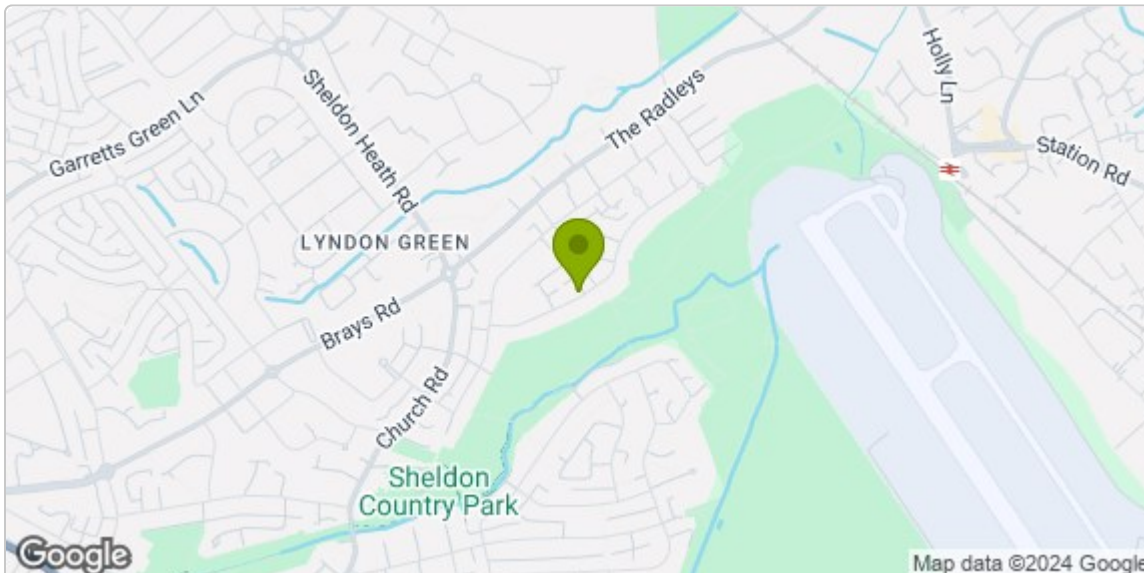
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
88 Tallington Road Sheldon  
Birmingham B33 0PL

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	