



Sheldonfield Road, Sheldon

£230,000

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN
- BATHROOM & SEPARATE WC
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARAGE

A semi detached house with HUGE potential on a SOUGHT AFTER road with NO ONWARD CHAIN. This property would make the perfect first time purchase and is just waiting for someone to come along and put their own stamp on it. In a superb location near to a good range of shops, facilities and transport links and comprising: porch, entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs there are three good bedrooms, the bathroom and a separate WC. 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 flower and shrub borders and a path leading to a UPVC double glazed door to:-

PORCH

With a stained glass door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, opaque double glazed window to the front, radiator, ceiling light point and doors to:-

LOUNGE

11'8 max x 13'6 (3.56m max x 4.11m)



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

DINING ROOM

9'11 x 12'7 (3.02m x 3.84m)



UPVC double glazed French doors to the rear garden,

double glazed windows to the rear, radiator, power and light points

KITCHEN

8'3 max x 9'2 max (2.51m max x 2.79m max)



The kitchen has one eye level unit and one base unit, there is a work surface incorporating a stainless steel sink/drainer and tiling to splash prone areas. Door to the pantry, space for appliances, double glazed window to the rear, power and light points and a UPVC double glazed door to:-

VERNDAH

Door to the rear garden and a door leading to the front of the property

LANDING

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

BEDROOM ONE

10'6 max x 14'2 to bay (3.20m max x 4.32m to bay)



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

BEDROOM TWO
11'5 x 10'8 (3.48m x 3.25m)



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

BEDROOM THREE
7'11 x 7'6 (2.41m x 2.29m)

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

BATHROOM
6'11 x 5'6 (2.11m x 1.68m)



Fitted with a paneled bath and a pedestal sink. Tiling to splash prone areas, opaque double glazed window to the rear, radiator and ceiling light point

SEPARATE WC

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

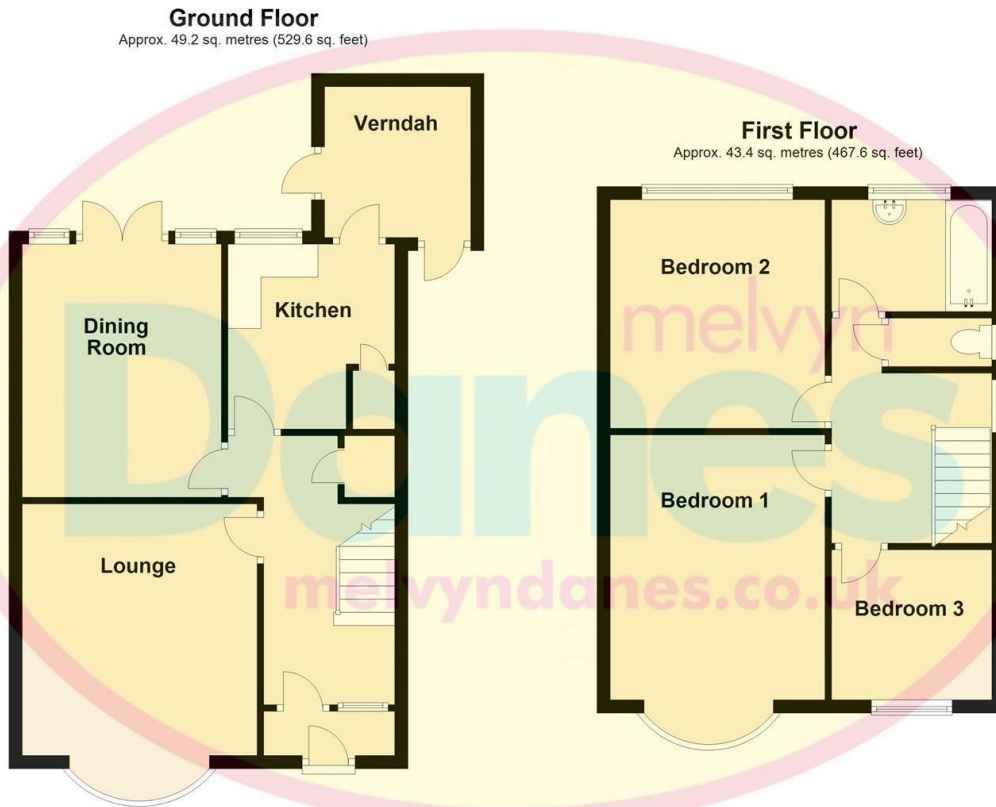
REAR GARDEN



The rear garden is laid to lawn with a small patio to the fore. There are shrub borders, fence and hedging to the perimeters and access to the rear garage.

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. 92.6 sq. metres (997.2 sq. feet)

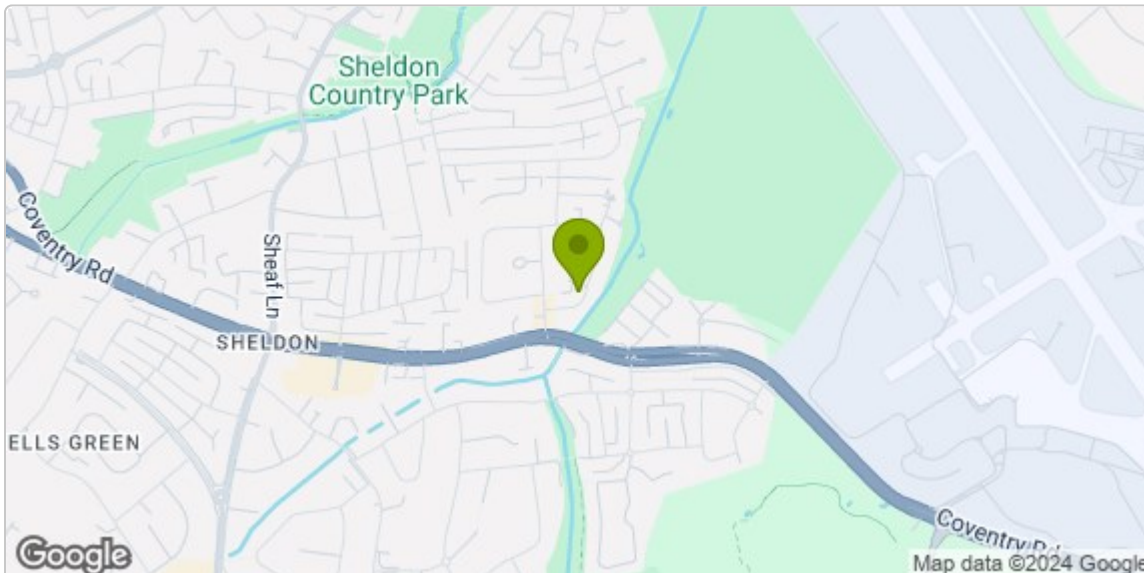
TENURE: We are advised that the property is **FREEHOLD**

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:
24 Sheldonfield Road Sheldon
Birmingham B26 3RS

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	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	