



# Larne Road, Sheldon

**£240,000**

- SEMI DETACHED HOUSE
- ENTRANCE HALL
- RE FITTED KITCHEN/DINER & UTILITY
- RE FITTED BATHROOM
- DRIVEWAY
- BEAUTIFULLY PRESENTED
- LOUNGE
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A beautifully presented semi detached house on a popular road in Sheldon. This lovely property will make the perfect first time purchase or downsize property and is ready to move into with no works required. Comprising entrance hall, lounge, re fitted kitchen/diner and utility to the ground floor. Upstairs there are two double bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, driveway and pleasant rear garden.

### FRONT

Off road parking via a tarmacadam driveway and access to a UPVC opaque double glazed door to:-

### ENTRANCE HALL

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

### RE FITTED KITCHEN/DINER

17'7 max x 9'10 max (5.36m max x 3.00m max)



Re fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with flexi hose tap and laminate splash backs. Fitted double electric oven/grill, inset five ring gas burner hob with an angled cooker hood over and integrated appliances to include fridge, freezer and dish washer. Breakfast bar, UPVC double glazed French doors to the rear garden, double glazed windows to the rear, radiator, tiled floor, power and light points and door to:-

### LOUNGE

11'4 x 12'11 (3.45m x 3.94m)



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

### LANDING

Opaque double glazed window to the side, loft access, built in airing cupboard housing the boiler, power and light points and doors to:-

### BEDROOM ONE

14'7 x 9'11 (4.45m x 3.02m)



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

## BEDROOM TWO

9'4 min x 11'3 max (2.84m min x 3.43m max)



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

## RE FITTED BATHROOM

7'11 x 5'6 (2.41m x 1.68m)



Re fitted with an L shaped bath with an electric shower over and shower screen, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed windows to the rear and side, heated towel rail, extractor fan and ceiling light point

## PLEASANT REAR GARDEN



The rear garden has a patio to the fore with Indian Sandstone paving, a covered seating area (perfect for a hot tub) and a lawned section. There are flower and shrub borders, fencing to the perimeters and a door to:-

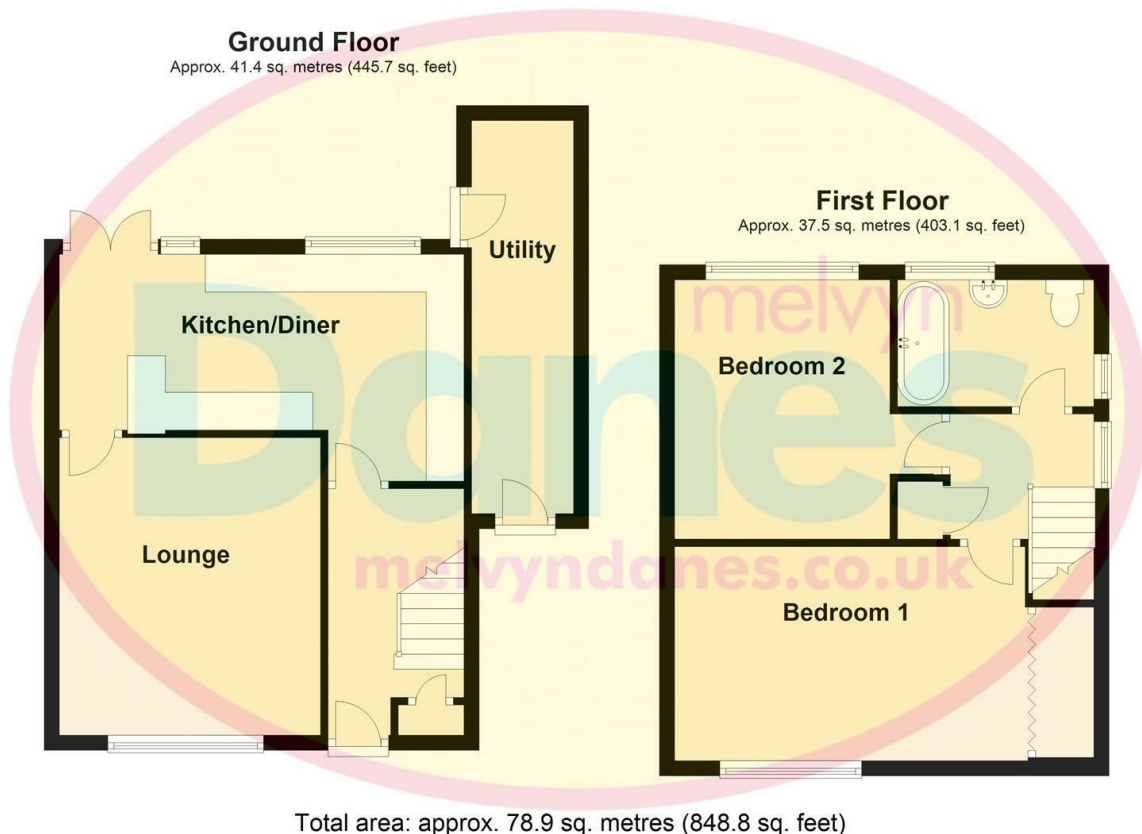
## UTILITY

4'3 x 17'1 (1.30m x 5.21m)

UPVC opaque double glazed door to the front of the property, eye level units with a work surface and space and plumbing beneath for appliances, tiled floor, power and light points.

## 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:** B

**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:**  
11 Larne Road Sheldon  
Birmingham B26 2NP

**Council Tax Band:** B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		<b>88</b>
	(69-80) <b>C</b>	<b>72</b>	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	