



# Woodbine Croft, Sheldon

**£270,000**

- EXTENDED SEMI DETACHED HOUE
- THROUGH LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING
- DRIVEWAY
- CUL DE SAC LOCATION
- EXTENDED DINING KITCHEN
- BATHROOM
- DOUBLE GLAZING
- REAR GARDEN WITH A GARDEN OFFICE



A beautifully presented, extended semi detached house on a popular cul de sac in Sheldon. This stunning property will make the perfect family home and is in a superb location near to a good range of shops, facilities and transport links. Comprising entrance hall, through lounge and extended dining kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and pleasant rear garden with an impressive garden office.

### FRONT

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

### ENTRANCE HALL

Stairs to the first floor, original stained glass window to the front, radiator, solid wood flooring, door to the under stairs storage cupboard, power and light points and doors to:-

### THROUGH LOUNGE

**9'11 max x 23'10 to bay (3.02m max x 7.26m to bay)**



Double glazed bay window to the front, UPVC double glazed French doors to the rear garden, two radiators, log burner with a wooden mantle, solid wood flooring, power and light points

### EXTENDED DINING KITCHEN

**13'3 max x 16' max (4.04m max x 4.88m max)**



The kitchen is fitted with a good range of eye level, drawer and base units with a granite work surface over with an inset

sink with a mixer tap over and tiling to splash prone areas. Range cooker with an extractor hood over, integrated dish washer and space and plumbing for other appliances. UPVC double glazed French doors to the rear garden, double glazed windows to the rear and side, sky lights, radiator, tiled floor, power and light points

### LANDING

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

### BEDROOM ONE

**9'11 excluding wardrobes x 12'6 to bay (3.02m excluding wardrobes x 3.81m to bay)**



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

### BEDROOM TWO

**9'11 x 10'10 (3.02m x 3.30m)**



Double glazed window to the rear, radiator, solid wood flooring, fitted wardrobes, power and light points

### BEDROOM THREE

**5'4 x 6'7 (1.63m x 2.01m)**

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

## BATHROOM

6'2 max x 7'4 max (1.88m max x 2.24m max)



Fitted with a freestanding roll top bath with a mixer shower over, pedestal sink and a low level flush WC. Opaque double glazed window to the rear, radiator, wooden flooring and ceiling light point

## REAR GARDEN



The rear garden has a patio to the side, a lawned section and two timber decked seating areas. There is a timber storage shed, fencing to the perimeters, a gated access leading to the front of the property and access to:-

## GARDEN OFFICE

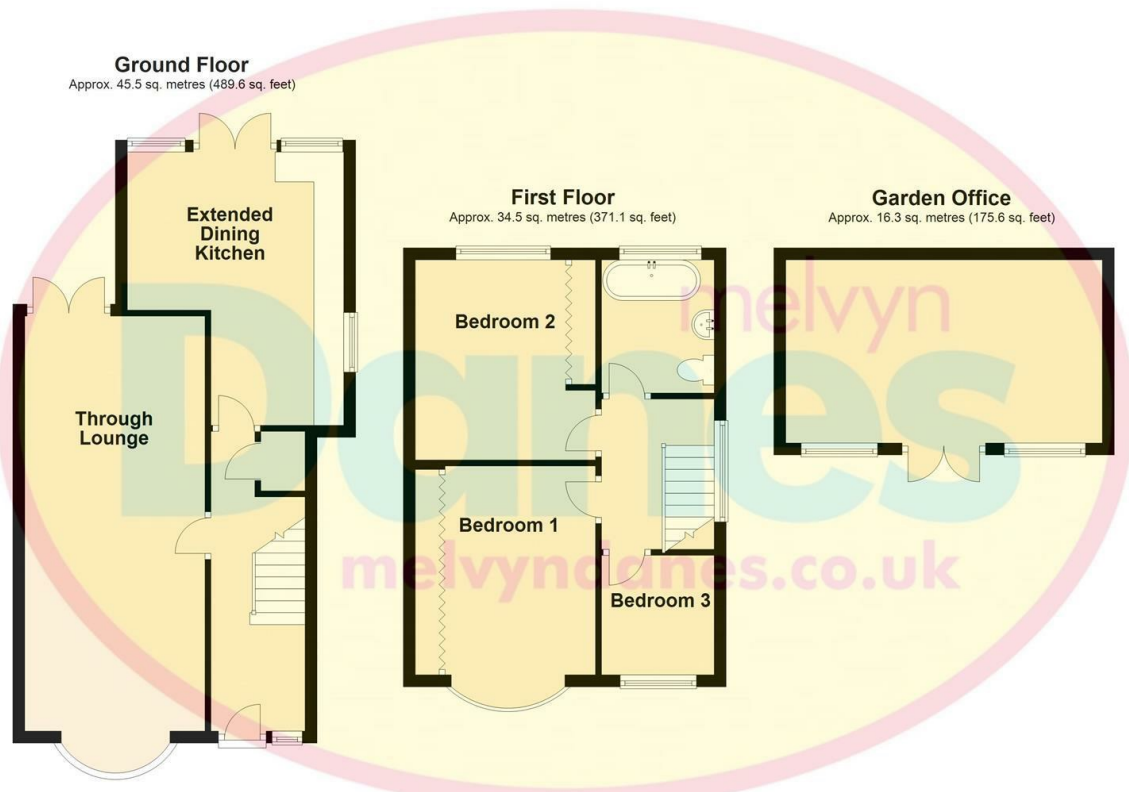
10'1 x 17'5 (3.07m x 5.31m)

This versatile space is fully insulated and has wifi. There are UPVC double glazed French doors to the garden, double glazed windows to the front and sides, a wall mounted electric heater, laminate flooring, 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.



Total area: approx. 96.3 sq. metres (1036.3 sq. feet)

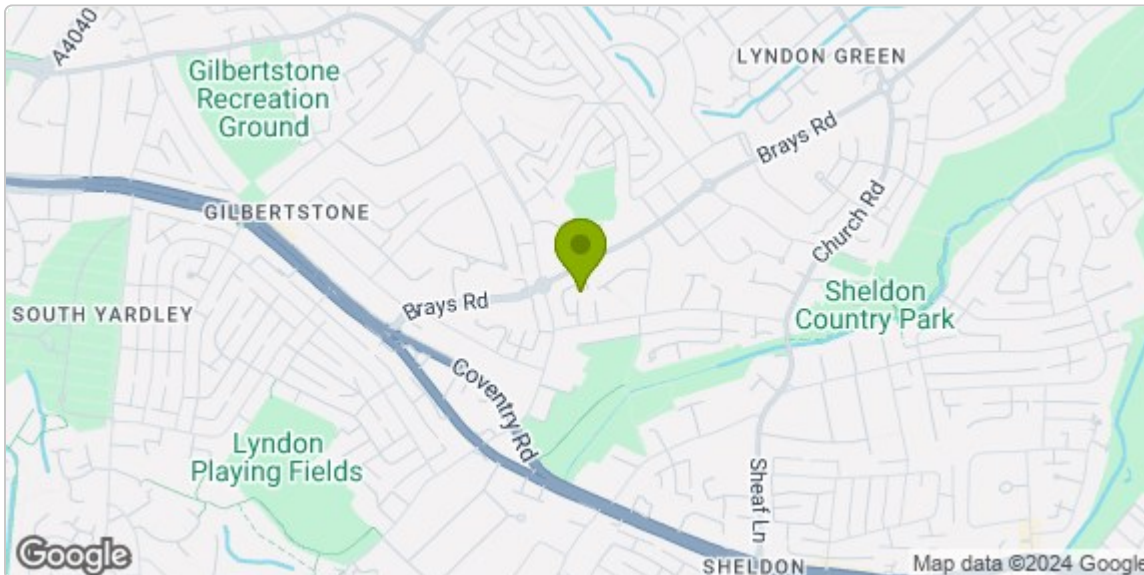
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
27 Woodbine Croft Sheldon  
Birmingham B26 3BJ

**Council Tax Band:** B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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	