



# Normanton Avenue, Sheldon

## Offers Around £229,950

- A WELL PRESENTED SEMI DETACHED HOUSE
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARAGE
- AN IDEAL FIRST TIME PURCHASE
- EXTENDED KITCHEN BREAKFAST ROOM
- FIRST FLOOR BATHROOM
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS

A beautifully presented and much improved semi detached house in a popular and convenient location in Sheldon. This lovely property is ready to move into with no works required and would make the perfect first time purchase. Comprising entrance hall, lounge/diner and extended re fitted kitchen to the ground floor. Upstairs there are two double bedrooms and bathroom. Further benefiting from central heating, double glazing, rear garden, off road parking for two cars and a rear garage currently used for storage.

**FRONT**

Via a block paved driveway with parking for two cars, pathway leading to UPVC double glazed door into;

**ENCLOSED PORCH**

UPVC double glazed door into;

**ENTRANCE HALL**

Opaque double glazed window to the side, stairs to the first floor, radiator, storage cupboard, ceiling light and door into;

**LOUNGE DINER**

**19'4 x 12'4 max (5.89m x 3.76m max )**



Double glazed window to the front, radiator, two ceiling light points, power points and door leading into;

**EXTENDED KITCHEN BREAKFAST ROOM**

**15' x 8'1 (4.57m x 2.46m)**



Being fitted with a selection of base, eye level and drawer units with worktop incorporating a breakfast bar and stainless steel sink and drainer unit with mixer tap over. Integrated gas hob with extractor unit over and electric oven. Space and plumbing for appliances. Two double glazed windows overlooking the rear, UPVC double glazed door to the rear garden, radiator, two ceiling light points and power points.

**LANDING**

Double glazed window to the rear, airing cupboard housing wall mounted boiler, ceiling light and power points, doors leading into;

**BEDROOM ONE**  
**9'9 x 9'6 (2.97m x 2.90m)**



Double glazed window overlooking the front, radiator, fitted wardrobes, ceiling light and power point.

**BEDROOM TWO**  
**9'6 x 8'10 (2.90m x 2.69m)**



Double glazed window to the rear, radiator, fitted wardrobes, loft access, ceiling light and power points.

**BATHROOM**



Being fitted with a three piece suite comprising; panelled

bath with electric shower over, pedestal wash hand basin and low level flush W.C. Opaque double glazed windows to the front and rear, radiator, tiled to full height throughout and ceiling light point.

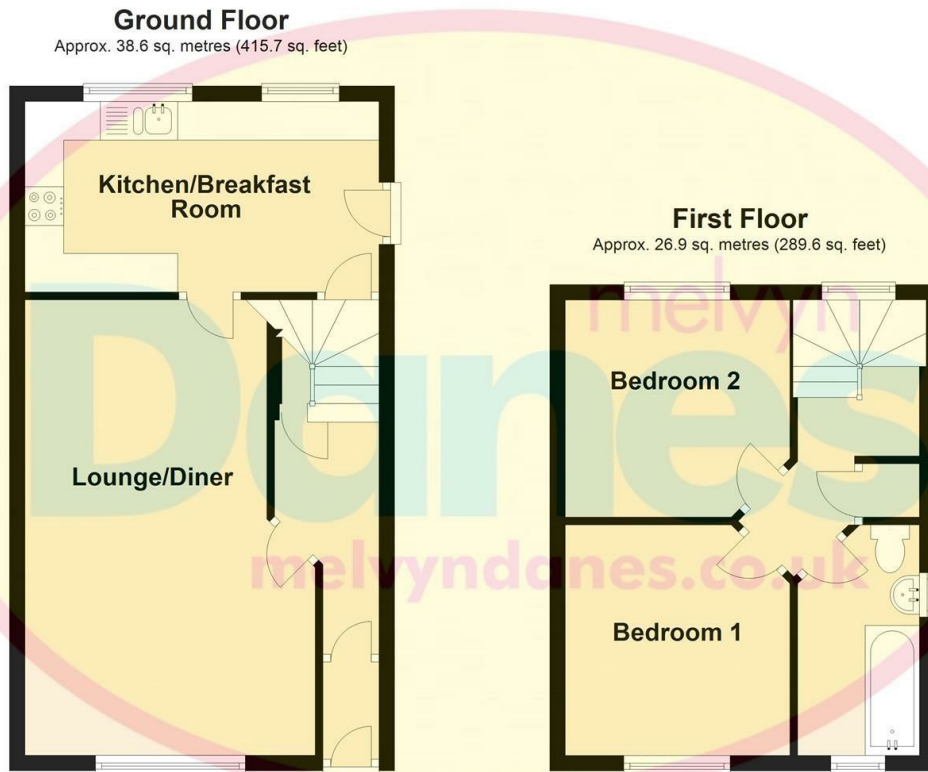
## REAR GARDEN



Having a paved patio area with steps leading to a further raised patio with mature hedge and shrub borders, wooden shed, rear garage, fencing and wall to perimeters and gated access to the front.

## 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.



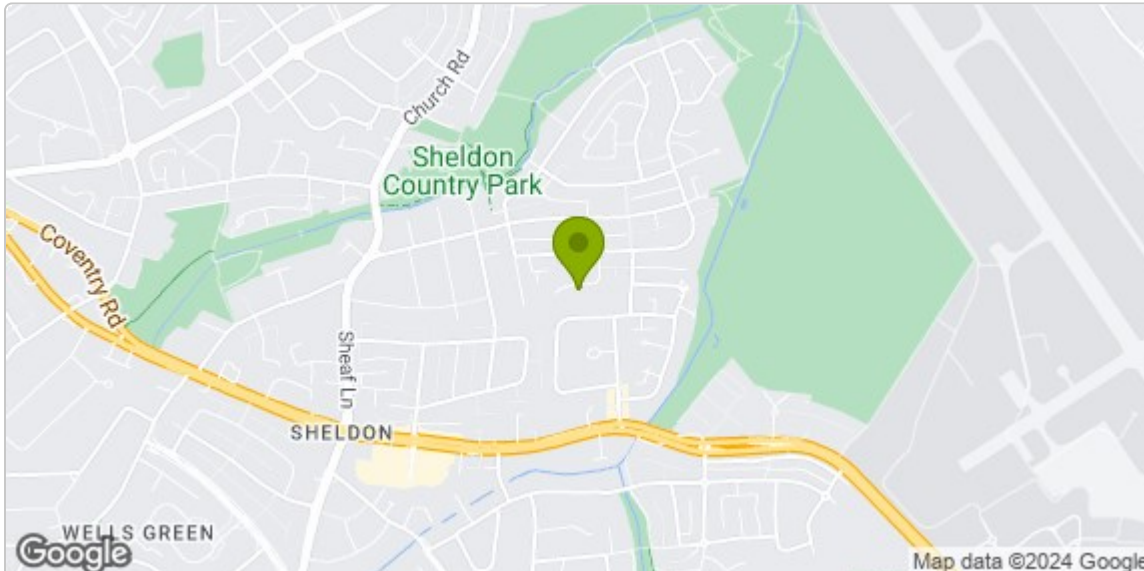
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:**

**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:**  
46 Normanton Avenue  
Sheldon Birmingham B26 3RH

**Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	