



Common Lane, Sheldon

£240,000

- SPACIOUS MID TERRACED HOUSE
- LOUNGE
- CONSERVATORY
- BATHROOM & SEPARATE WC
- DRIVEWAY FOR MULTIPLE VEHICLES
- PORCH & ENTRANCE HALL
- DINING KITCHEN
- THREE DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A well presented and deceptively spacious mid terraced house on a popular road in B26. This lovely property will make the perfect family home and is in a superb location near to a good range of shops, schools and facilities. Comprising enclosed porch, entrance hall, lounge, dining kitchen and conservatory to the ground floor. Upstairs there are three double bedrooms, the bathroom and a separate WC. Further benefiting from central heating, double glazing, driveway for multiple vehicles and good size rear garden.

FRONT

Off road parking for multiple vehicles via a tarmac driveway and access to a composite double glazed door to:-

ENCLOSED PORCH

Double glazed window to the front, laminate flooring, ceiling spot lights and a composite double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, laminate flooring, power and light points and doors to:-

LOUNGE

10'10 max x 11'10 max (3.30m max x 3.61m max)



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

DINING KITCHEN

19'10 max x 11'10 max (6.05m max x 3.61m max)



The kitchen is 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 mixer tap and laminate splash backs. Fitted electric oven/grill, inset gas hob with an extractor hood over and glass splash back, integrated washing machine and space for other appliances. Double glazed window to the rear, radiator, laminate flooring, power and light points and UPVC double glazed French doors to:-

CONSERVATORY

8'1 x 9' (2.46m x 2.74m)

UPVC double glazed French doors to the rear garden, double glazed windows to the rear and side, radiator, laminate flooring, power and light points

LANDING

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

BEDROOM ONE

10'10 max x 11'10 max (3.30m max x 3.61m max)



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

BEDROOM TWO

10'11 max x 11'10 max (3.33m max x 3.61m max)



Two double glazed windows to the front, radiator, power and light points

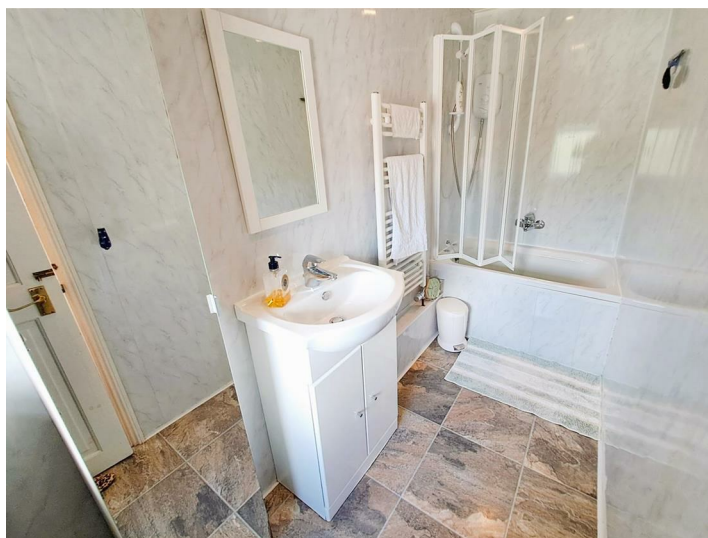
BEDROOM THREE

9'7 x 8'5 (2.92m x 2.57m)

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

BATHROOM

3'10 x 10'1 (1.17m x 3.07m)



Fitted with a short bath with an electric shower over and shower screen and a vanity sink. Aqua paneling to all walls, opaque double glazed window to the front, heated towel rail and ceiling spot lights

SEPARATE WC

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

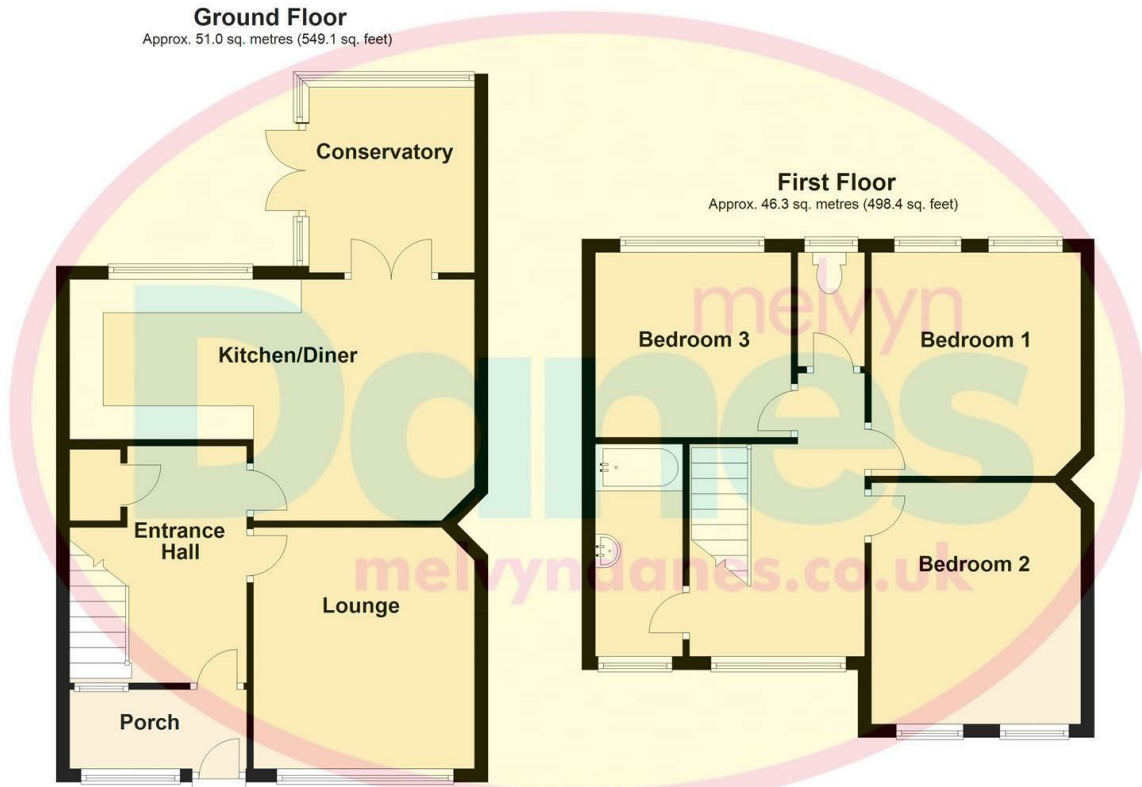
GOOD SIZE REAR GARDEN



The rear garden is mostly laid to lawn with a timber decked seating area to the fore. There is fence and hedging to the perimeter, a timber storage shed and a metal storage shed. There is a gated access leading to the front of the property and a gate to the rear giving pedestrian access.

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. 97.3 sq. metres (1047.6 sq. feet)

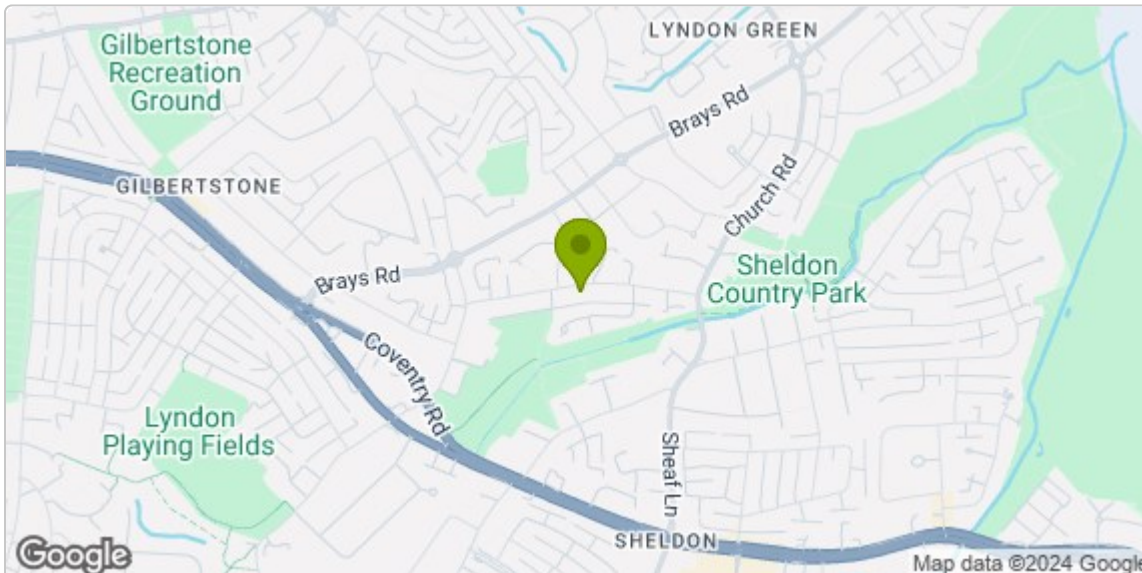
TENURE: We are advised that the property is **FREEHOLD**

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:
89 Common Lane Sheldon
Birmingham B26 3DB

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		85
	(69-80) C		
	(55-68) D	60	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	