



Willclare Road, Sheldon

Offers Over £250,000

- EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN WITH REAR PARKING SPACE
- ENTRANCE HALL
- EXTENDED, RE FITTED DINING KITCHEN
- FIRST FLOOR BATHROOM
- POTENTIAL FOR OFF ROAD PARKING
- CURRENT CATCHMENT FOR LYNDON GREEN

A very well presented, extended semi detached house on a popular road in Sheldon. This lovely property will make the perfect first time purchase and is in a great location near to many facilities and transport links. Comprising entrance hall, though lounge and extended, re fitted dining kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, potential for off road parking to the front and pleasant rear garden.

FRONT

Potential for off road parking via a block paved frontage and steps to a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, LVT flooring, ceiling light point and doors to:-

THROUGH LOUNGE

9'9 max x 22'7 to bay (2.97m max x 6.88m to bay)



Double glazed bay window to the front, two radiators, power and light points and hardwood glazed door to the dining kitchen

EXTENDED DINING KITCHEN

15'3 max x 16'6 max (4.65m max x 5.03m max)



The kitchen has been re fitted by Avanti and has a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel

sink/drainers with mixer tap and metro style tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, integrated fridge, freezer and dish washer and space and plumbing for other appliances. Double glazed patio doors to the rear garden, double glazed window to the rear, radiator, LVT flooring, power and light points

LANDING

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

BEDROOM ONE

9'9 max x 12'11 to bay (2.97m max x 3.94m to bay)



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

BEDROOM TWO

9'9 max x 11'10 to bay (2.97m max x 3.61m to bay)



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

OFFICE/NURSERY

5'8 x 6' (1.73m x 1.83m)

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

BATHROOM
5'6 x 6'8 (1.68m x 2.03m)



Fitted with a paneled bath with a shower attachment, pedestal sink and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the rear, radiator, tiled floor and ceiling spot lights

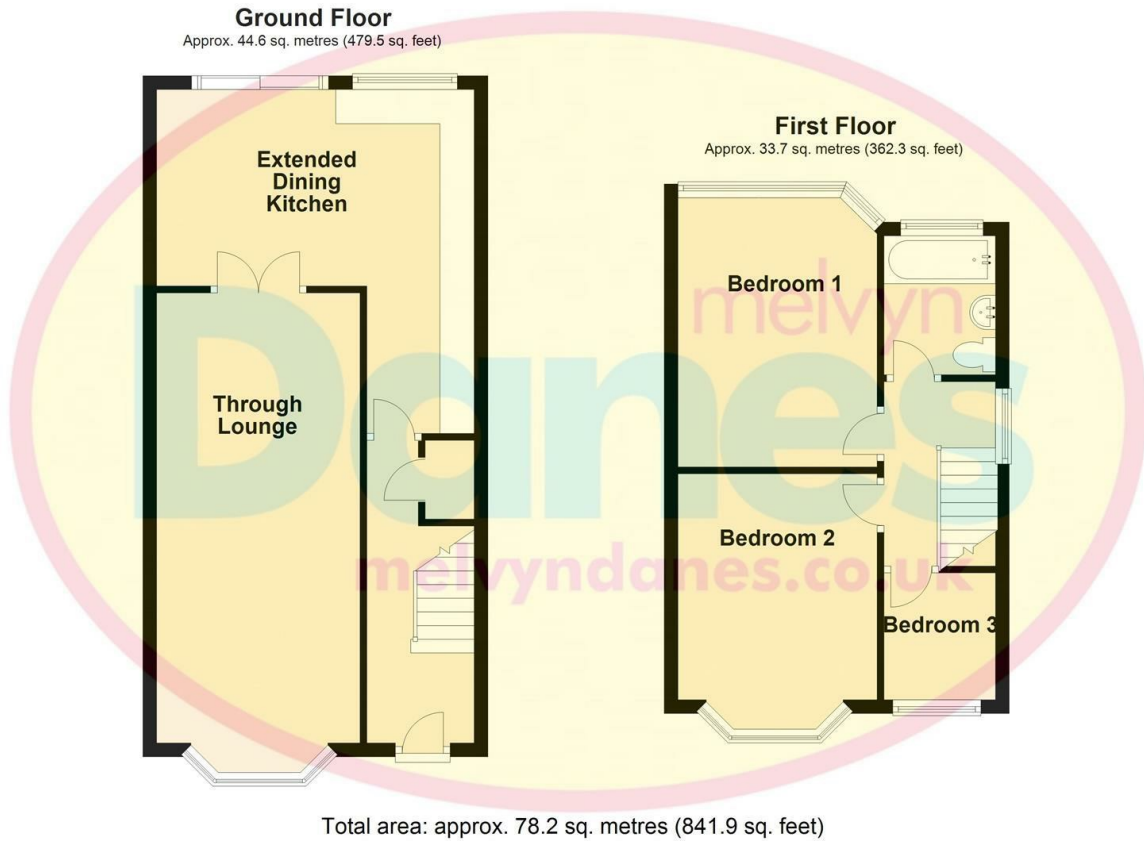
REAR GARDEN



The rear garden is mostly laid to lawn with a timber decked seating area to the fore. There are flower and shrub borders, a timber storage shed, fencing to the perimeters and a gated rear access onto the security gated rear vehicular service road.

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.



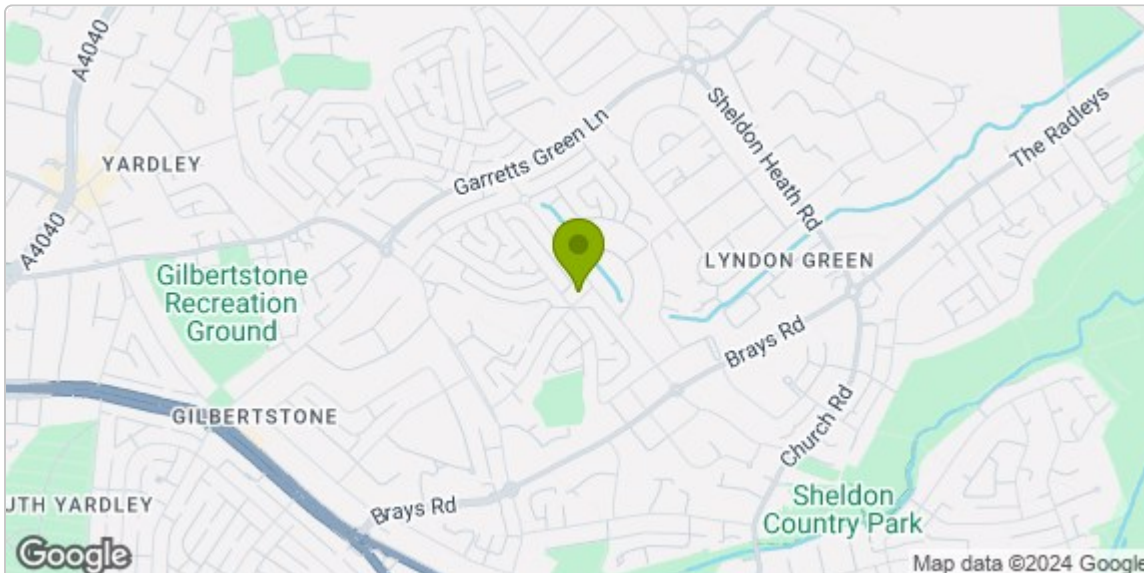
TENURE: We are advised that the property is **FREEHOLD**

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:
106 Willclare Road Sheldon
Birmingham B26 2NY

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	65	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	