



Bincomb Avenue, Sheldon

Offers Over £220,000

- BISF SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- KITCHEN/DINER
- FIRST FLOOR BATHROOM
- LARGE DRIVEWAY & DOUBLE GARAGE
- HUGE SCOPE TO EXTEND
- LOUNGE & STUDY
- FOUR BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A BISF semi detached house occupying a GENEROUS PLOT with HUGE SCOPE to extend (STPP) and NO ONWARD CHAIN. This property has so much potential and must be viewed to appreciate the size of the plot. In a great location, near to a good range of shops, schools and facilities. Comprising enclosed porch, entrance hall, lounge, kitchen/diner and study to the ground floor. Upstairs there are four bedrooms and the bathroom. Further benefiting from central heating, double glazing, generous driveway, double garage and rear garden.

FRONT

Off road parking for multiple vehicles via a tarmacadam driveway, access to the garages and a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and sides and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage area, radiator, laminate flooring, ceiling light point and doors to:-

LOUNGE

15'1 x 12'1 (4.60m x 3.68m)



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

KITCHEN/DINER 22'3 x 8'6 (6.78m x 2.59m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainers with mixer tap and tiling to splash prone areas. Fitted electric oven/grill with an inset gas hob and extractor hood over with a stainless steel splash back and space and plumbing for other appliances. Double glazed windows to the rear and side, radiator, tiled floor, power and light points and door to:-

LOBBY

Hardwood door to the rear garden, wall light and opening onto:-

STUDY

5'1 x 11'8 (1.55m x 3.56m)

Double glazed window to the side, single glazed window to the rear, laminate floor, power and light points

LANDING

Double glazed window to the side, loft access, power and light points and doors to:-

BEDROOM ONE

13'1 x 8'6 (3.99m x 2.59m)



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

BEDROOM TWO
7' x 12'1 (2.13m x 3.68m)



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

BEDROOM THREE
8'9 max x 9'1 max (2.67m max x 2.77m max)

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

BEDROOM FOUR
5'9 x 9'6 (1.75m x 2.90m)

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

BATHROOM
8'10 x 5'6 (2.69m x 1.68m)



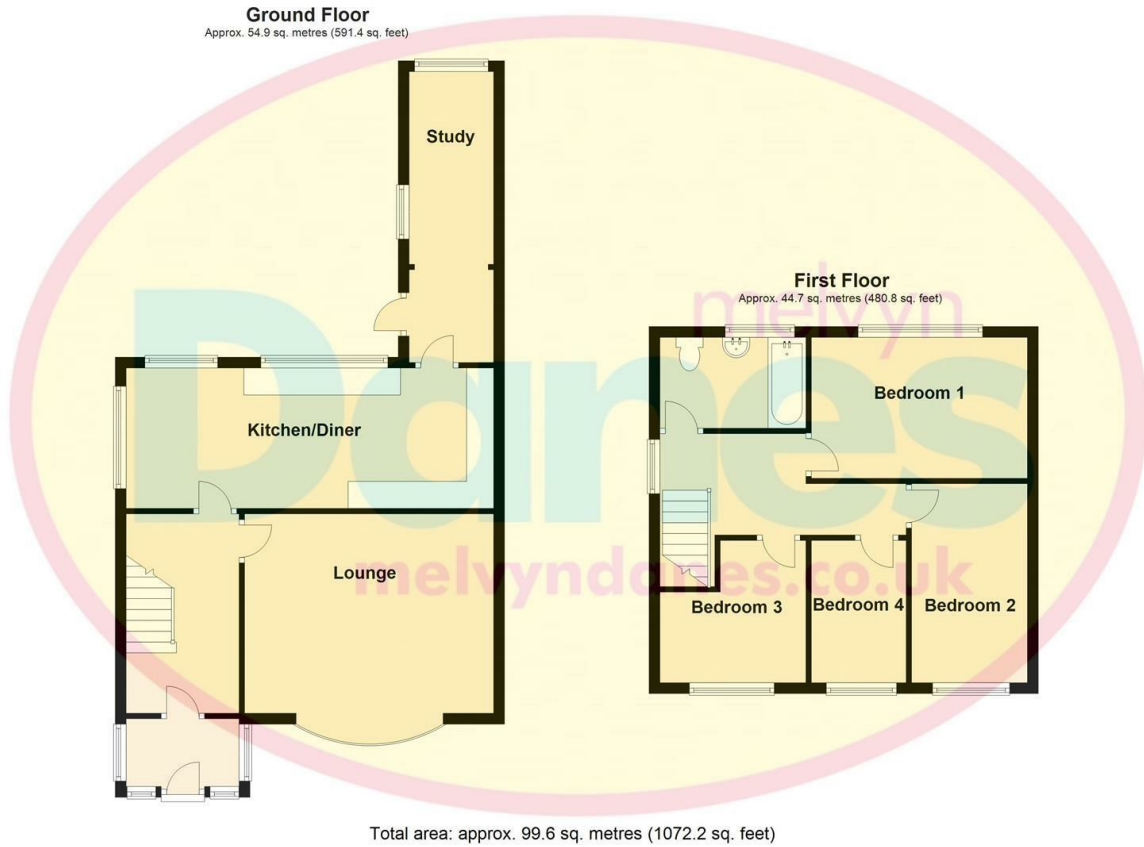
Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator and ceiling light point

REAR GARDEN



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.



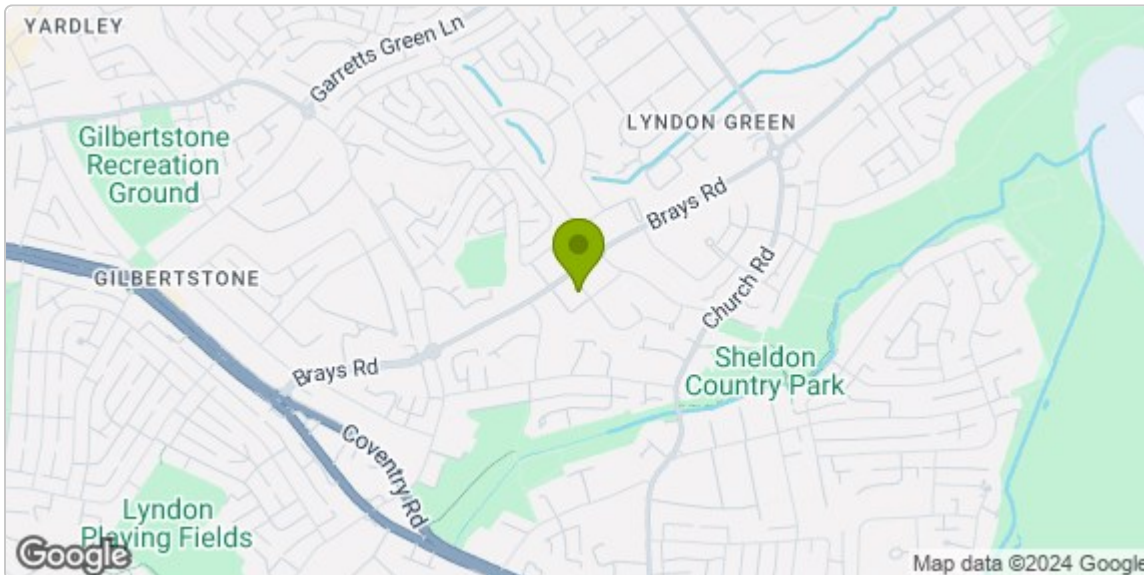
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: A

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:
4 Bincomb Avenue Sheldon
Birmingham B26 3AD

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	57	
England & Wales		EU Directive 2002/91/EC