

# Tallington Road, Sheldon

## Offers Over £400,000

- EXTENDED SEMI DETACHED DORMER BUNGALOW
- EXTENDED LOUNGE/DINER
- RE FITTED GROUND FLOOR BATHROOM
- TWO EN SUITE SHOWER ROOMS
- LARGE DRIVEWAY & SIDE GARAGE
- SUPERBLY PRESENTED
- RE FITTED KITCHEN & UTILITY
- FOUR DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- LANDSCAPED REAR GARDEN

A beautifully presented, heavily extended and much improved semi detached dormer bungalow on a popular road in Sheldon. This superb property will make perfect family home and is in a great location near to shops, schools and transport links and enjoying views across Sheldon Country Park to the rear. Comprising enclosed porch, entrance hall, extended lounge/diner, re fitted kitchen, utility, two double bedrooms and a bathroom to the ground floor. Upstairs there are two further double bedrooms both with en suite shower rooms. Further benefiting from central heating, double glazing, large driveway, side garage and landscaped rear garden with a summer house.

### **FRONT**

Off road parking for multiple vehicles via a block paved driveway with access to the side garage and UPVC double glazed doors to:-

### **ENCLOSED PORCH**

Opaque double glazed window to the side, porcelain tiled floor, ceiling light point and a UPVC opaque double glazed door to:-

### **ENTRANCE HALL**

Stairs to the first floor, radiator, meter cupboard, porcelain tiled floor, power and light points and doors to:-

### **EXTENDED LOUNGE/DINER**

**24'3 max x 26'3 max (7.39m max x 8.00m max)**



Bi fold doors onto the landscaped rear garden, double glazed windows to the sides and four vertical radiators. Multi fuel stove with a slate hearth, roof lantern, engineered oak flooring, built in storage cupboards, power and light points

### **RE FITTED KITCHEN**

**11'3 x 11'10 (3.43m x 3.61m)**



The kitchen has been re fitted with a good range of eye level, drawer and base units with a quartz work surface over incorporating an inset one and a half bowl sink/drainer with mixer tap and quartz splash backs. Fitted double electric oven/grill, inset four ring gas burner hob with a glass splash back and extractor hood over, integrated fridge and dishwasher. Breakfast bar, double glazed windows to the rear and side, porcelain tiled floor, power and light points and door to:-

### **SIDE STORE**

**4'8 x 26'5 (1.42m x 8.05m)**

Wall mounted Worcester boiler, UPVC doors to the front and rear of the property, power and light points, door to the side garage and door to:-

### **UTILITY**

**7'10 x 8'3 (2.39m x 2.51m)**

Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the rear, porcelain tiled floor, power and light points

### **BEDROOM THREE**

**9'10 x 13'3 (3.00m x 4.04m)**

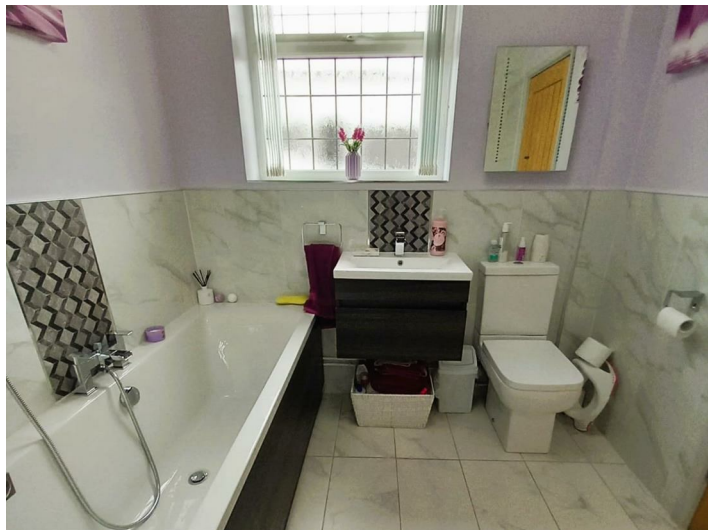
Double glazed window to the rear, radiator, solid oak flooring, built in storage, power and light points

### **BEDROOM FOUR**

**12'1 x 9'10 (3.68m x 3.00m)**

Double glazed window to the front, radiator, solid oak flooring, built in storage, power and light points

**RE FITTED BATHROOM**  
7'3 x 9'9 max (2.21m x 2.97m max)



The bathroom has been re fitted with a paneled bath with a shower attachment, shower cubicle with a bar shower and a rainfall shower head, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, heated towel rail, extractor fan, porcelain tiled floor and ceiling light point

**LANDING**

Velux window to the rear, loft access, storage into the eaves, power and light points and doors to:-

**BEDROOM ONE**  
15'8 max x 16'9 max (4.78m max x 5.11m max)



Velux windows to the front and rear, double glazed window to the side, radiator, laminate flooring, fitted wardrobes and drawers, power and light points and door to:-

**EN SUITE SHOWER ROOM**

Fitted with a shower cubicle with a bar shower and rainfall shower head, wall mounted sink and a low level flush WC. Tiling to splash prone areas, Velux window to the front, radiator, porcelain tiled floor and ceiling spot lights

**BEDROOM TWO**  
9'10 x 17'1 (3.00m x 5.21m)



Velux windows to the front and rear, radiator, laminate flooring, power and light points and door to:-

**EN SUITE SHOWER ROOM**

Fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to splash prone areas, Velux window to the front, radiator, porcelain tiled floor and ceiling spot lights

**SIDE GARAGE**  
7'10 x 18'2 (2.39m x 5.54m)

With a metal up and over door onto the driveway, power and light points

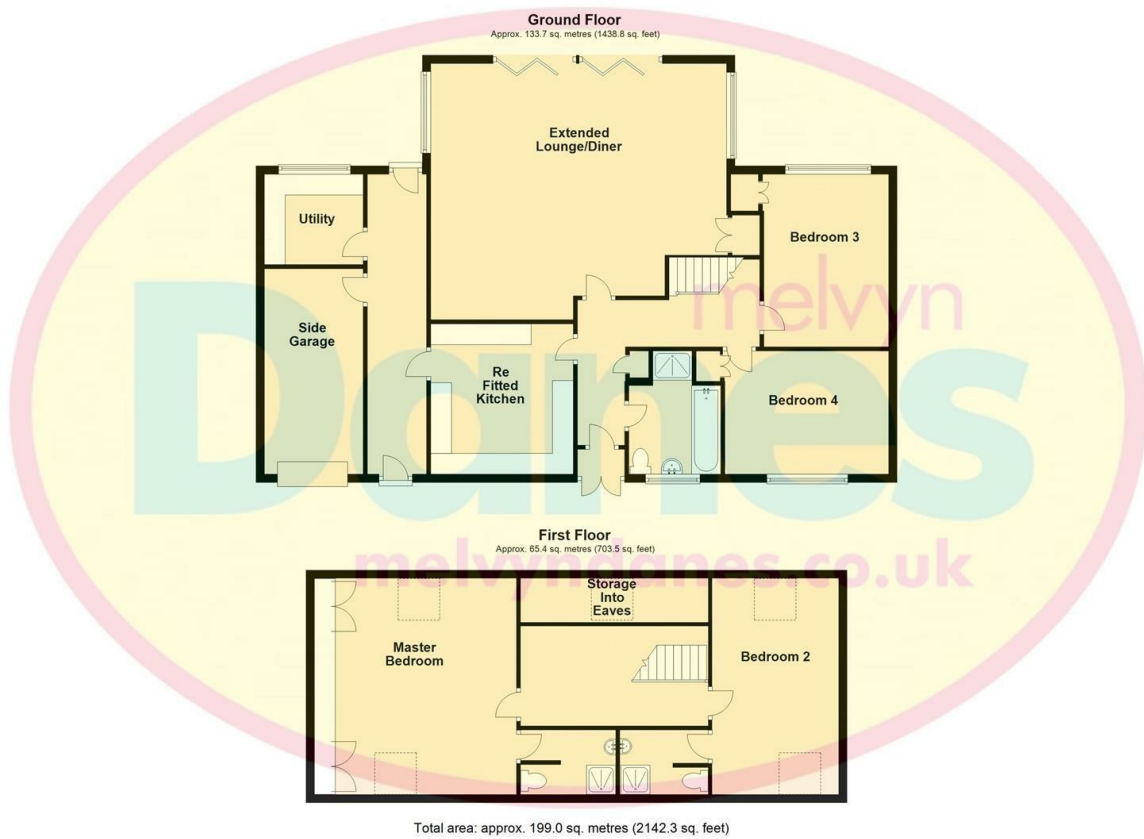
**LANDSCAPED REAR GARDEN**



The large rear garden is mostly laid to lawn with porcelain paving stones to the fore. There are flower and shrub borders, a feature garden pond with a pergola over, greenhouse, metal storage shed, summer house with electrics, outdoor power supply and fencing to the perimeters.

## 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.



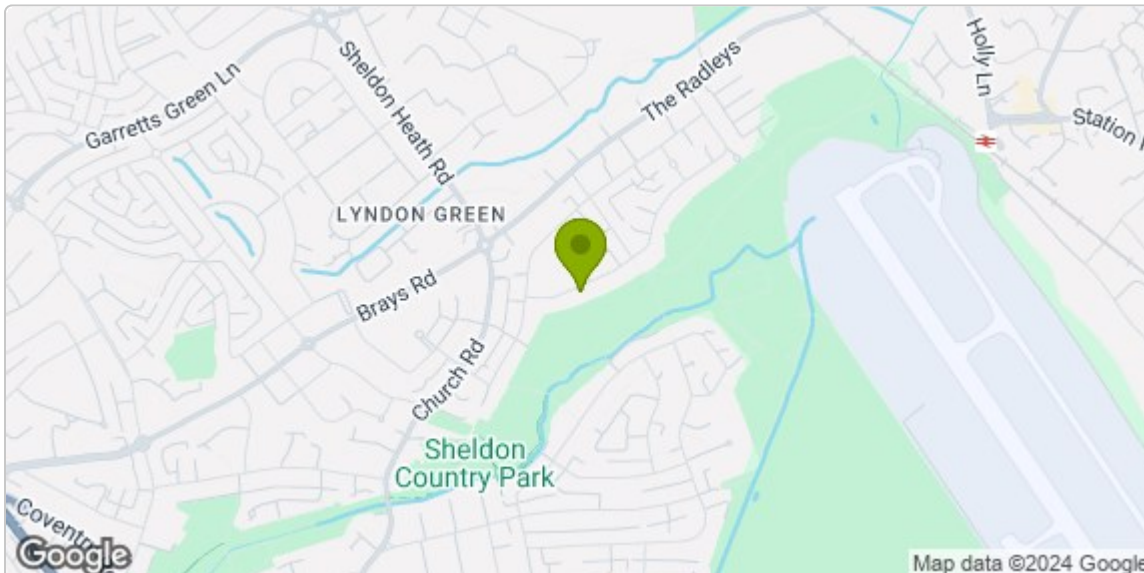
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** D

**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:**  
45 Tallington Road Sheldon  
Birmingham B33 0PL

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		73	83
England & Wales		EU Directive 2002/91/EC	