



Forest Hill Road, Sheldon

£299,950

- **STYLISH SEMI DETACHED HOUSE**
- **THROUGH LOUNGE/DINER**
- **USEFUL ADDITIONAL VERSATILE SPACE**
- **RE FITTED BATHROOM & ADDITIONAL WC**
- **DRIVEWAY**
- **SOUGHT AFTER ROAD**
- **RE FITTED KITCHEN & UTILITY**
- **THREE BEDROOMS**
- **CENTRAL HEATING & DOUBLE GLAZING**
- **GREAT SIZE REAR GARDEN**

A beautifully presented and much improved semi detached house on a sought after road in Sheldon. This stylish property is ready to move into with no works required and is in a superb location, near to a good range of shops, facilities and transport links. Comprising entrance hall, through lounge/diner, re fitted kitchen, utility and a useful additional versatile space to the ground floor. Upstairs there are three bedrooms, a re fitted bathroom and an additional WC. Further benefiting from central heating, double glazing, driveway and great size rear garden. Viewing essential!

FRONT

Off road parking via an imprint concrete driveway and access to a composite opaque double glazed door to:-

ENTRANCE HALL

Double glazed window to the front, stairs to the first floor, under stairs storage cupboard, radiator, laminate flooring, power and light points and doors to:-

THROUGH LOUNGE/DINER

9'11 max x 25' to bay (3.02m max x 7.62m to bay)



Double glazed bay window to the front, double glazed French doors to the rear garden, double glazed windows to the rear, two radiators, power and light points

RE FITTED KITCHEN

8'4 x 7'1 (2.54m x 2.16m)



The kitchen has been re 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 metro style tiling to splash prone areas. Fitted electric oven, inset gas hob with an extractor hood over, double glazed window to the rear, heated towel rail, tiled floor, power and light points and door to:-

UTILITY

6'9 max x 16'5 (2.06m max x 5.00m)

Work surface with space and plumbing beneath for appliances, storage cupboard, UPVC double glazed door to the rear garden, double glazed windows to the rear and side, radiator, tiled floor, power and light points and door to:-

VERSATILE SPACE

7'3 x 14' (2.21m x 4.27m)

Double glazed French doors to the front, radiator, wall mounted boiler, laminate flooring, power and light points

LANDING

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

BEDROOM ONE

9'11 x 12'10 to bay (3.02m x 3.91m to bay)



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

BEDROOM TWO

9'11 max x 11'8 (3.02m max x 3.56m)



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

BEDROOM THREE

5'4 x 7'11 (1.63m x 2.41m)

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

RE FITTED BATHROOM

5'7 x 7'1 (1.70m x 2.16m)



Re fitted with a shower bath with a bar shower over, rainfall shower head and shower screen, pedestal sink and a low level flush WC. Metro style tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, tile floor and ceiling light point

SEPARATE WC

Fitted with a low level flush WC and a guest vanity sink. Metro style tiling to splash prone areas, opaque double glazed window the rear and ceiling light point

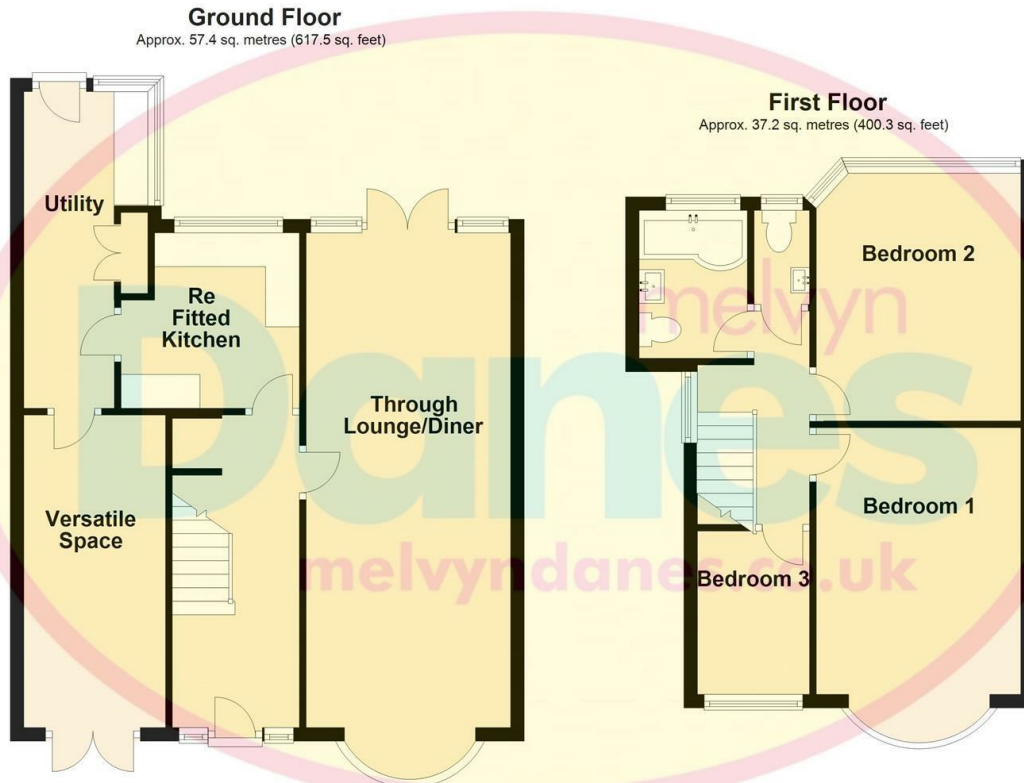
REAR GARDEN



The larger than average rear garden is mostly laid to lawn with a patio to the fore and fencing to the perimeter.

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. 94.6 sq. metres (1017.8 sq. feet)

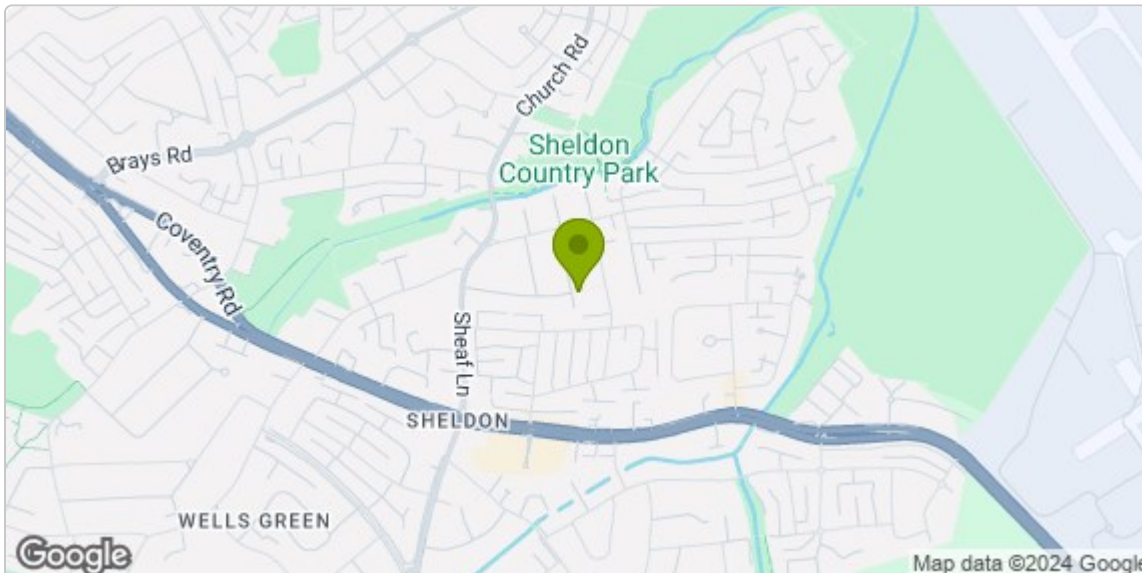
TENURE: We are advised that the property is

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 Forest Hill Road Sheldon
Birmingham B26 3TA

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	