



# Rotherfield Road, Sheldon

**£160,000**

- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- TWO DOUBLE BEDROOMS
- MAJORITY DOUBLE GLAZING
- IN NEED OF RENOVATION
- ENTRANCE HALL
- KITCHEN
- BATHROOM & SEPARATE WC
- GARDENS TO THE FRONT & REAR

A semi detached house in need of renovation with NO ONWARD CHAIN. This property is a complete blank canvas ready for you to make your own and add some value. On a popular road and comprising: entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs there are two double bedrooms, the bathroom and a separate WC. Further benefiting from double glazing (where specified) and gardens to the front and rear.

### FRONT

The property is set back behind a lawned front garden with a hedge and wall to the perimeter and a path to a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, meter cupboard, opaque double glazed window to the side, ceiling light point and doors to:-

### LOUNGE

**11'3 max x 14'10 max (3.43m max x 4.52m max)**



Double glazed window to the front, fireplace, exposed Parquet flooring, power and light points

### KITCHEN

**13'1 x 5'10 (3.99m x 1.78m)**



With base units with a work surface over incorporating a stainless steel sink/drainer and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the side, single glazed window to the rear, power and light points and doors to:-

### DINING ROOM

**8'11 min x 9'1 max (2.72m min x 2.77m max)**



Double glazed window to the rear, storage cupboard, power and light points

### LOBBY

With doors to the side entrance, storage shed and rear garden

### LANDING

Opaque double glazed window to the side, loft access, built in storage cupboard, power and light points and doors to:-

### BEDROOM ONE

**17' max x 10'5 max (5.18m max x 3.18m max)**



Two double glazed windows to the front, over stairs storage cupboard, power and light points

**BEDROOM TWO**  
9'6 max x 109' max (2.90m max x 33.22m max)



Double glazed window to the rear, power and light points

**BATHROOM**  
5' x 5'6 (1.52m x 1.68m)



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

**SEPARATE WC**

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

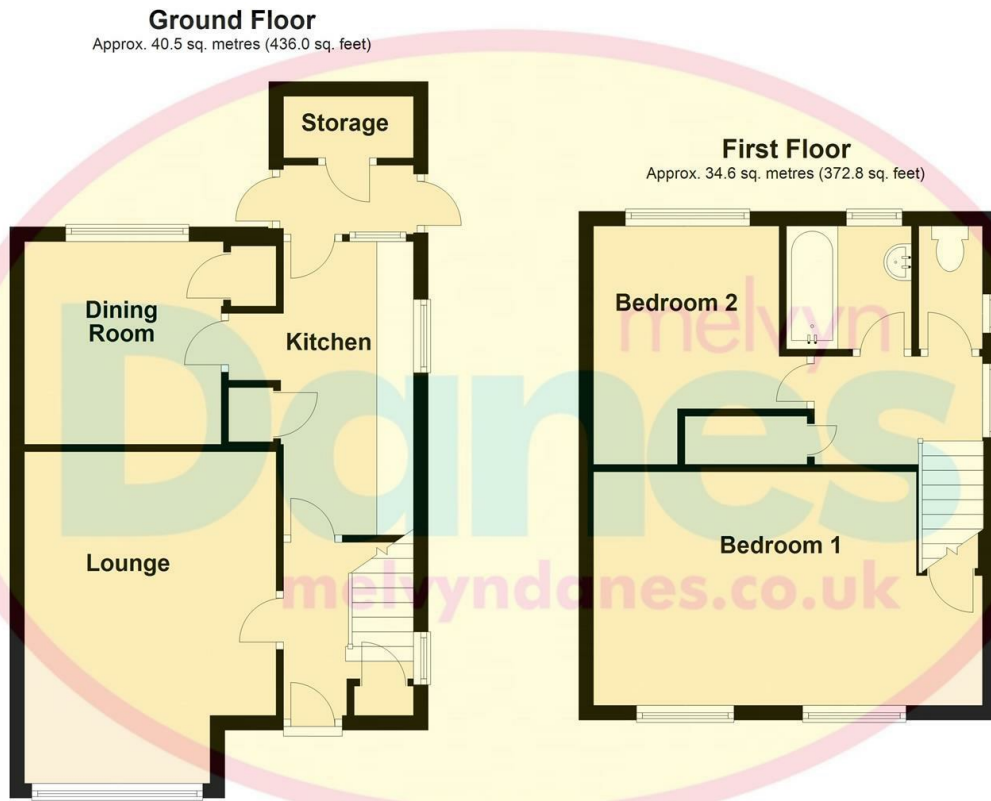
**REAR GARDEN**



Requiring some clearance and maintenance with a brick storage shed 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.



Total area: approx. 75.1 sq. metres (808.7 sq. feet)

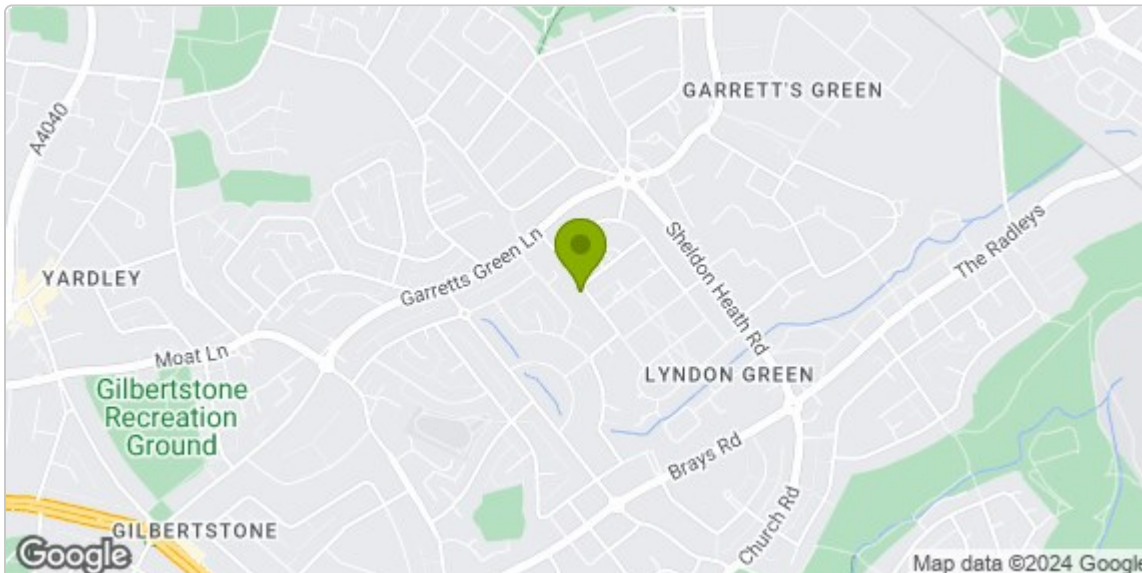
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
70 Rotherfield Road Sheldon  
Birmingham B26 2SL

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	