



Sheldon Heath Road, Sheldon

Offers Over £200,000

- END TERRACED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN & UTILITY WITH WC
- FIRST FLOOR BATHROOM
- DRIVEWAY
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well maintained, spacious end terraced house on a popular road in Sheldon with NO ONWARD CHAIN. This property is a complete blank canvas for you to make your own and add some value. In a great location near to many facilities and transport links and comprising: enclosed porch, entrance hall, lounge, dining room, kitchen, utility and WC to the ground floor. Upstairs there are three good sized bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Gated off road parking via a block paved driveway, wall to sides, access to hardwood glazed doors into;

PORCH

Single glazed windows to the front and side, wall light, hardwood glazed door to;

ENTRANCE HALL

Stairs to the first floor, meter cupboard, radiator, power and light points, doors to;

LOUNGE

14'3 x 11'7 (4.34m x 3.53m)



Double glazed window to the front, radiator, brick built fireplace, power and light points, opening onto;

DINING AREA

7'4 x 10' (2.24m x 3.05m)



Double glazed window to the rear, radiator, home bar, power and light points, door to;

KITCHEN DINER
12'6 x 7'5 (3.81m x 2.26m)



Being fitted with a range of wall, base and drawer units, worksurface over incorporating one and a half bowl and sink and drainer unit with mixer tap over and tiling to splash prone areas. Space and plumbing for a gas oven, gas hob and extractor unit over. Double glazed window to the rear, wall mounted gas fire, power and light points, door to;

REAR LOBBY

UPVC opaque double glazed door to the rear garden, double glazed window to the side, space and plumbing for appliances, power and light points, door to;

W.C

Low level flush W.C, opaque double glazed window to the rear.

LANDING

Loft access, door to airing cupboard, power and light points, doors to;

BEDROOM ONE

12'2 x 11'6 (3.71m x 3.51m)



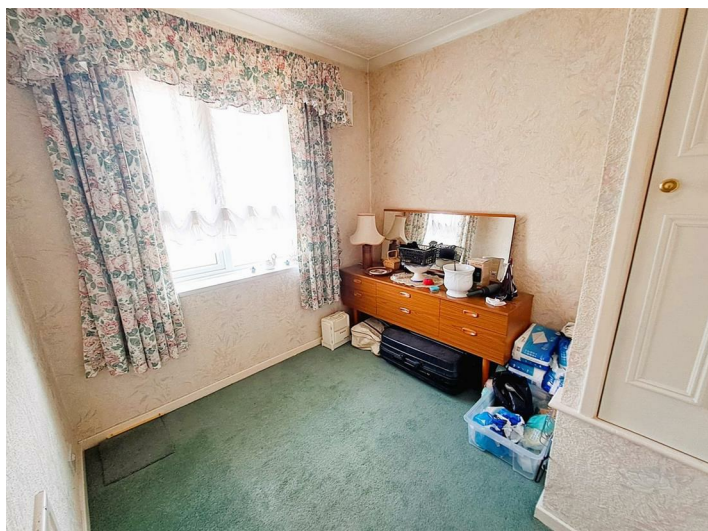
Two double glazed windows to the front, radiator, fitted wardrobe and over bed storage, power and light points.

BEDROOM TWO
12'4 x 7'11 (3.76m x 2.41m)



Double glazed window to the rear, radiator, built in wardrobe, power and light points.

BEDROOM THREE
7'11 max x 8'5 max (2.41m max x 2.57m max)



Double glazed window to the front, radiator, built in wardrobe, power and light points.

BATHROOM
7'11 x 5' (2.41m x 1.52m)



Being fitted with a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush W.C. Opaque double glazed window to rear, radiator, tiling to full height and ceiling light point.

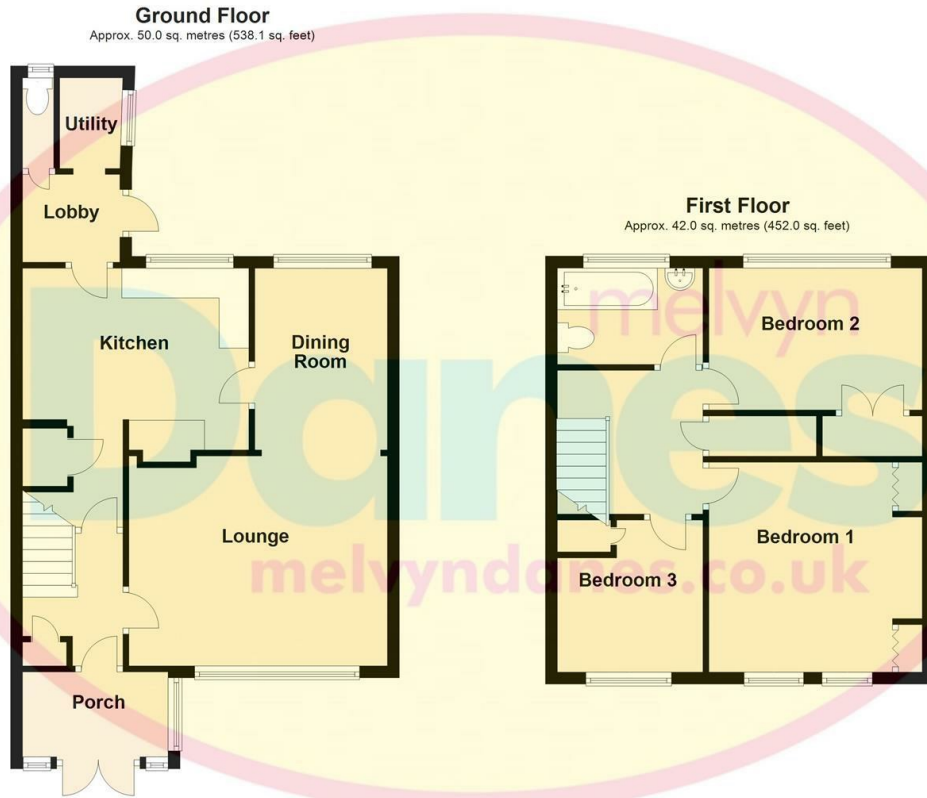
REAR GARDEN



Being mostly laid to lawn area, patio to foregarden, shrub borders, two timber sheds, green house and fencing to 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.



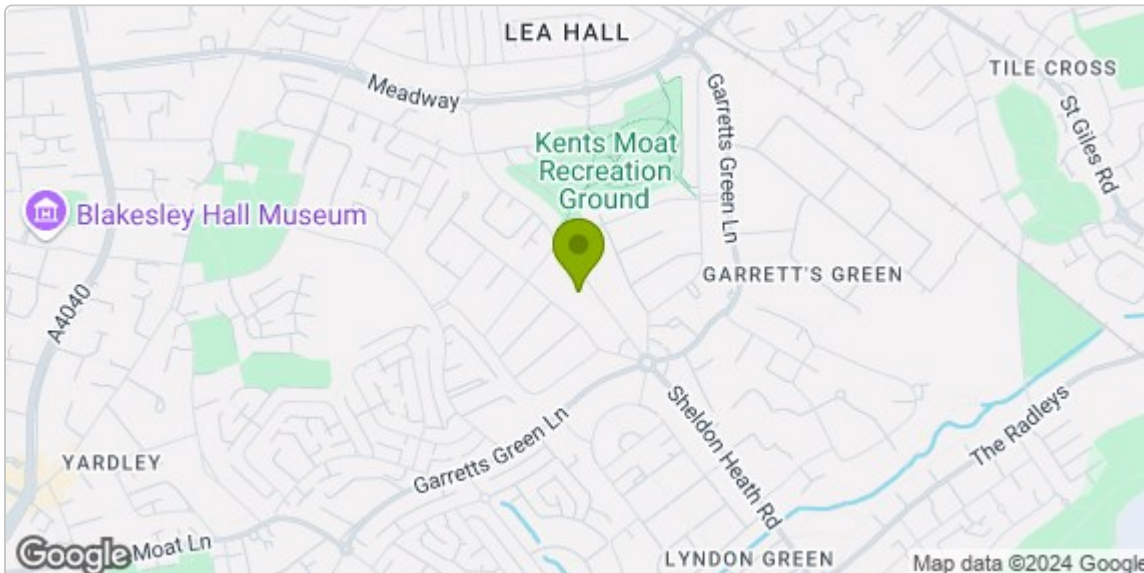
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: 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:
143 Sheldon Heath Road
Sheldon Birmingham B26 2DP

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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	