



# Edendale Road, Sheldon

**£190,000**

- **BISF SEMI DETACHED HOUSE**
- **PORCH & ENTRANCE HALL**
- **KITCHEN/DINER**
- **FIRST FLOOR WET ROOM**
- **DOUBLE GLAZING**
- **NO ONWARD CHAIN**
- **LOUNGE**
- **THRE BEDROOMS**
- **CENTRAL HEATING**
- **GARDENS TO THE FRONT & REAR**



A well maintained, BISF semi detached house on a popular road in Sheldon with NO ONWARD CHAIN.

### FRONT

The front garden is laid to lawn with a path leading to a UPVC double glazed door to:-

### ENCOSED PORCH

Double glazed windows to the front and side, ceiling light point and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, under stairs storage area, radiator, meter cupboard, power and light points and doors to:-

### LOUNGE

**15'2 x 12'1 (4.62m x 3.68m)**



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

### KITCHEN/DINER

**8'7 x 22'4 (2.62m x 6.81m)**



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainers with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed windows to the rear and side, radiator, power and light points and door to:-

### LOBBY

With doors to the storage shed, downstairs WC and rear garden

### LANDING

Double glazed window to the side, loft access, airing cupboard, ceiling light point and doors to:-

### BEDROOM ONE

**13'2 x 12'3 (4.01m x 3.73m)**



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

### BEDROOM TWO

**13'3 x 8'7 (4.04m x 2.62m)**



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

### BEDROOM THREE

**8'10 max x 9'2 max (2.69m max x 2.79m max)**

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



**WET ROOM**  
**6'11 x 5'8 (2.11m x 1.73m)**



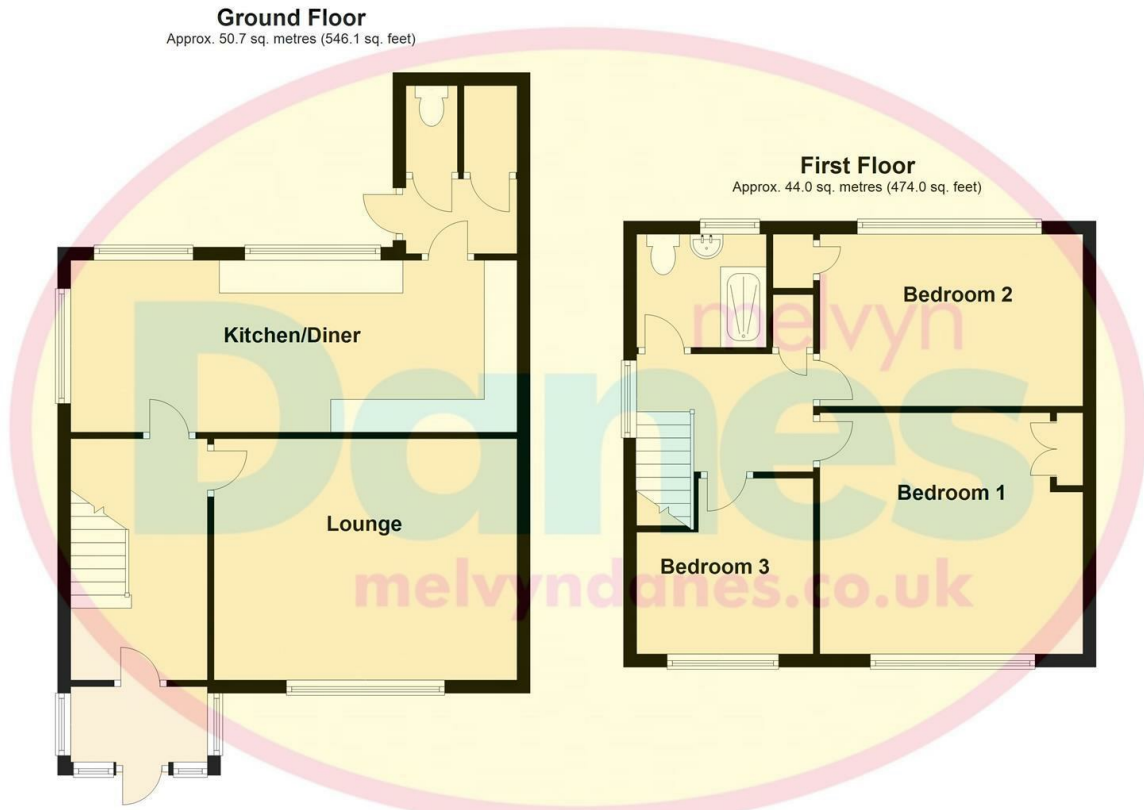
Walk in shower cubicle with an electric shower, pedestal sink and a low level flush WC. Aqua paneling to splash prone areas, opaqu double glazed window to tthe rear and ceiling light point

**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.



### Ground Floor

Approx. 50.7 sq. metres (546.1 sq. feet)

### First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)

Total area: approx. 94.8 sq. metres (1020.1 sq. feet)

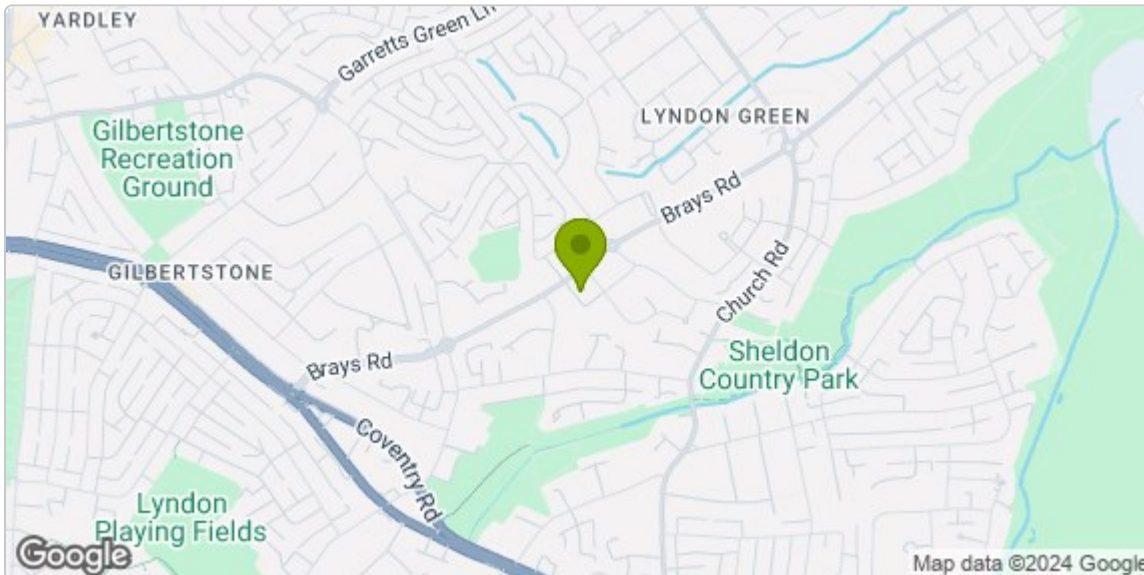
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
7 Edendale Road Sheldon  
Birmingham B26 3AB

**Council Tax Band:** A

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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>58</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	