



# Tallington Road, Sheldon

## Offers Over £400,000

- EXTENDED DORMER BUNGALOW
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING
- CONSERVATORY
- CENTRAL HEATING AND DOUBLE GLAZING
- FOUR DOUBLE BEDROOMS
- RE FITTED DOWNSTAIRS BATHROOM
- LARGE RE FITTED KITCHEN DINER
- GAMES ROOM
- LARGE REAR GARDEN

A beautifully presented, 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, lounge, re fitted kitchen, conservatory, games room and utility area and a bathroom to the ground floor. Upstairs there are four double bedrooms, bathroom/ensuite. Further benefiting from central heating, double glazing, large driveway, side garage and large rear garden.

### FRONT

Off Road Parking via a tarmacadam driveway and a lawned front garden, with walls and shrub border and access to a double glazed door to

### ENCLOSED PORCH

Ceiling light point, composite double glazed opaque door to:

### ENTRANCE HALL

Stairs to the first floor, radiator, storage cupboards, tiled flooring, power and light points and doors to:

### BATHROOM

7'01 x 7'07 (2.16m x 2.31m )



Re fitted with a shower cubicle with a thermostatic mixer shower, pedestal sink and low level flush WC. Tiling to splash prone areas, tiled flooring, opaque double glazed bay window to the front, ceiling light point and radiator

### KITCHEN

12'11 x 23'08 (3.94m x 7.21m)



This kitchen has been re fitted with a good range of eye level, drawer and base units with a work surface over, incorporating a five ring gas burner hob, with an extractor hood over, tiling to splash prone areas, fitted double oven/grill. Integrated dishwasher, stainless steel corner sink and drainer with mixer tap. Tiled flooring, pantry area, double glazed bay window to the front and double glazed patio doors to the rear garden.

### LOUNGE

24'03 x 15'00 (7.39m x 4.57m)



Double glazed window and door to the rear garden, Patio doors to the conservatory, cast iron gas fireplace, two radiators, power and light points.

### CONSERVATORY

16'10 x 8'02 (5.13m x 2.49m)



Tiled flooring, double glazed windows and patio door to rear garden. Power and light points and doors to:

### GAMES ROOM

20'05 x 9'09 max (6.22m x 2.97m max )



Double glazed patio doors to rear garden, radiator, power and light points

### UTILITY

5'08 x 25'10 (1.73m x 7.87m)

Tiled flooring, radiator, plumbing for appliances, power and light point and a composite double glazed opaque door to front of property and doors to:

### WORKSHOP

8'08 x 5'01 (2.64m x 1.55m)

Tile flooring, power and light point

## **GARAGE**

**8'10 x 18'09 (2.69m x 5.72m)**

Power and light points and a metal automatic roller shutter door, with remote control access, onto the driveway.

## **STUDY**

**8 x 10'11 (2.44m x 3.33m)**



Double glazed bay window to front, and to the utility, power and light point and a wooden door to entrance hall

## **LANDING**

Double glazed window to rear, radiator, ceiling light point and doors to:

## **BATHROOM/ENSUITE**

**10'01 x 10'03 (3.07m x 3.12m)**

Re Fitted with a four piece suite, panelled bath with shower attachment, shower cubicle with a thermostatic mixer shower and rainfall shower head, pedestal sink and low level flush, tiling to splash prone areas, velux window to front, heated towel rail, ceiling light point

## **BEDROOM ONE**

**14'03 x 15'05 (4.34m x 4.70m)**



Double glazed windows to rear, two radiators, power and light point

## **BEDROOM TWO**

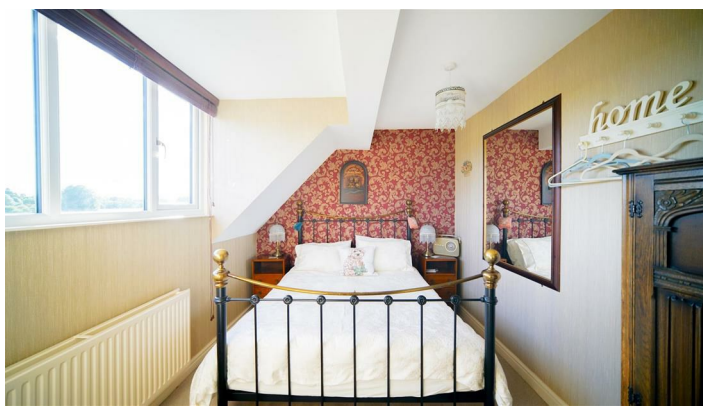
**14'11 x 8'10 (4.55m x 2.69m)**



Two velux windows to the front, radiator, power and light points

## **BEDROOM THREE**

**11'06 x 9'01 (3.51m x 2.77m)**



Double glazed window to rear, radiator, power and light points

## **BEDROOM FOUR**

**8'01 x 11'04 (2.46m x 3.45m)**

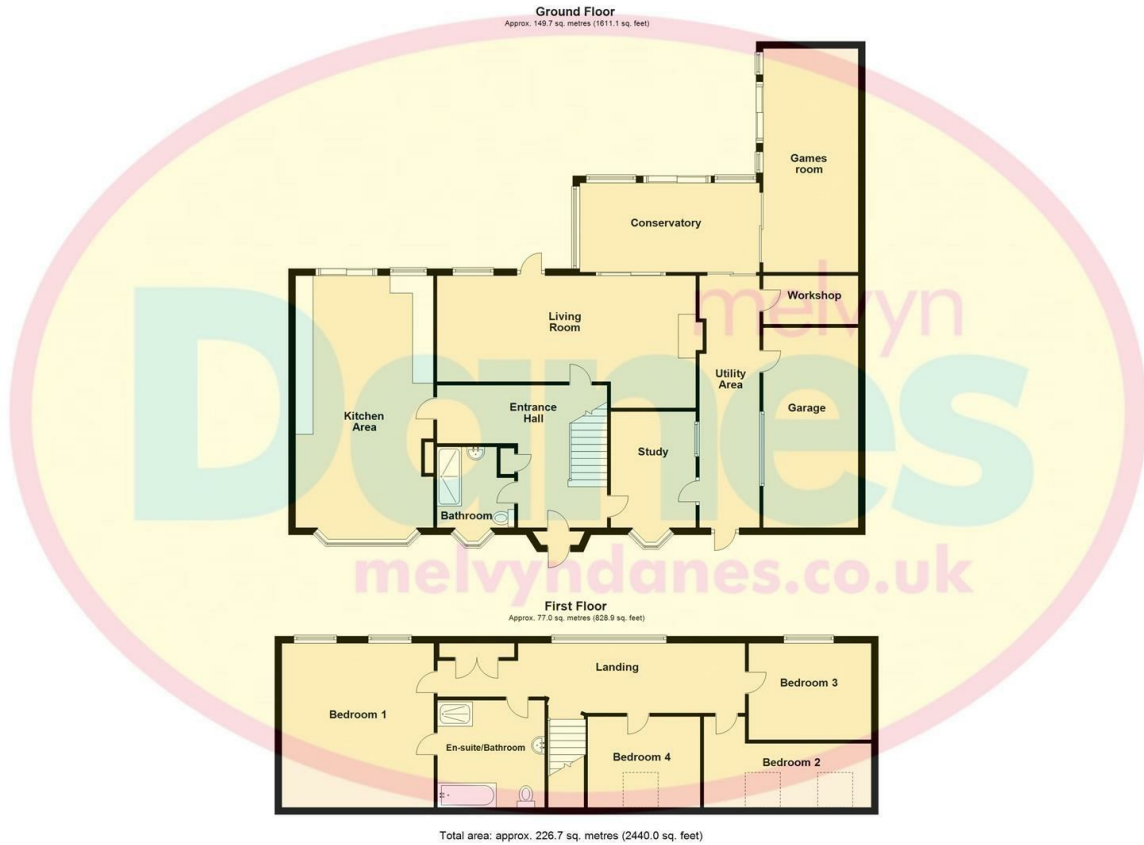
Velux window to front, radiator, power and light points.

## **REAR GARDEN**

The large south facing garden is mostly laid to lawn, with flower and shrub borders, fencing to perimeters. Paved patio area, pathway leading to a greenhouse and storage shed and timber framed wooden seating area.

## 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.



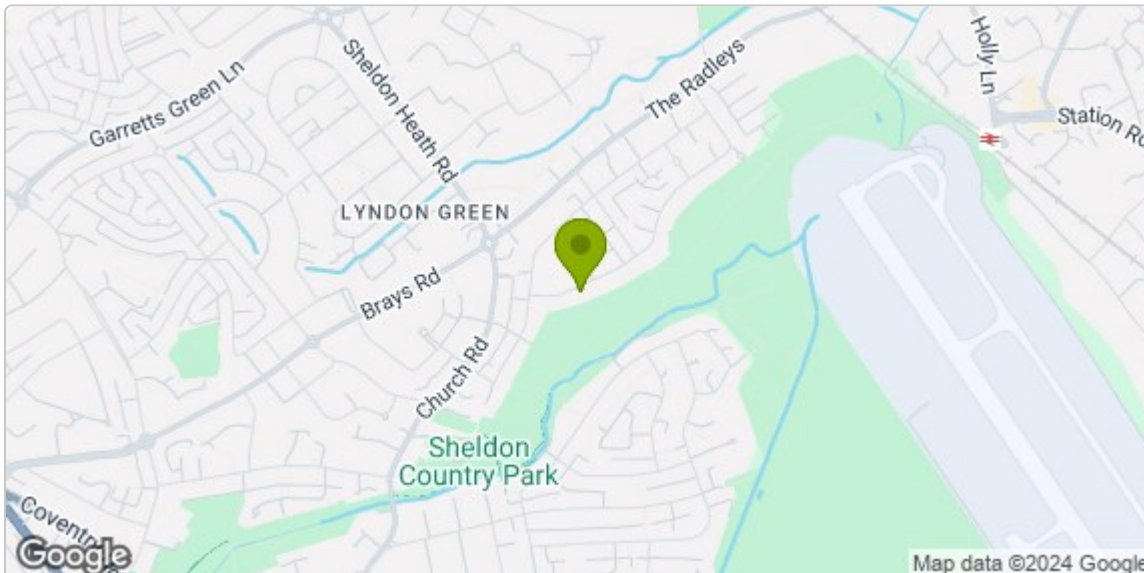
**TENURE:** We are advised that the property is

**COUNCIL TAX BAND:** E

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

**Council Tax Band:** E

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>England &amp; Wales</b>		
		EU Directive 2002/91/EC