



Cranes Park Road, Sheldon

£225,000

- SEMI DETACHED HOUSE
- LOUNGE
- GOOD SIZE CONSERVATORY
- FIRST FLOOR BATHROOM
- GARDENS TO THE FRONT & REAR
- STORM PORCH & ENTRANCE HALL
- RE FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARAGE

A very well presented semi detached house on a popular road in Sheldon. This lovely property would make the perfect first time purchase or someone looking to downsize. In a superb location near to a good range of shops, facilities and transport links, Comprising storm porch, entrance hall, lounge, re fitted kitchen and good size conservatory to the ground floor. Upstairs there are two double bedrooms and the bathroom. Further benefiting from central heating, double glazing, potential for a driveway, pleasant rear garden and rear garage.

FRONT

Potential for off road parking via a block paved front garden and access to the storm porch with a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, opaque double glazed window to the side, radiator, laminate flooring, power and light points and doors to:-

LOUNGE

12'4 max x 10'9 max (3.76m max x 3.28m max)



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

RE FITTED KITCHEN

10'4 x 7'9 (3.15m x 2.36m)



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. Space and plumbing for appliances, double glazed window to the rear, radiator, laminate flooring, power and light points and a UPVC opaque double glazed door to:-

CONSERVATORY

11'1 x 13' (3.38m x 3.96m)

UPVC double glazed French doors to the rear garden, double glazed windows to the rear and sides, laminate flooring, power and light points

SPLIT LEVEL LANDING

Opaque double glazed window to the rear, airing cupboard housing the boiler, power and light points and doors to:-

BEDROOM ONE

11'7 max x 9'5 max (3.53m max x 2.87m max)



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

BEDROOM TWO

10'9 max x 9'5 max (3.28m max x 2.87m max)



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

BATHROOM
4'3 max x 10' max (1.30m max x 3.05m max)



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed windows to the front and side, radiator, tiled floor, extractor fan and ceiling light point

REAR GARDEN



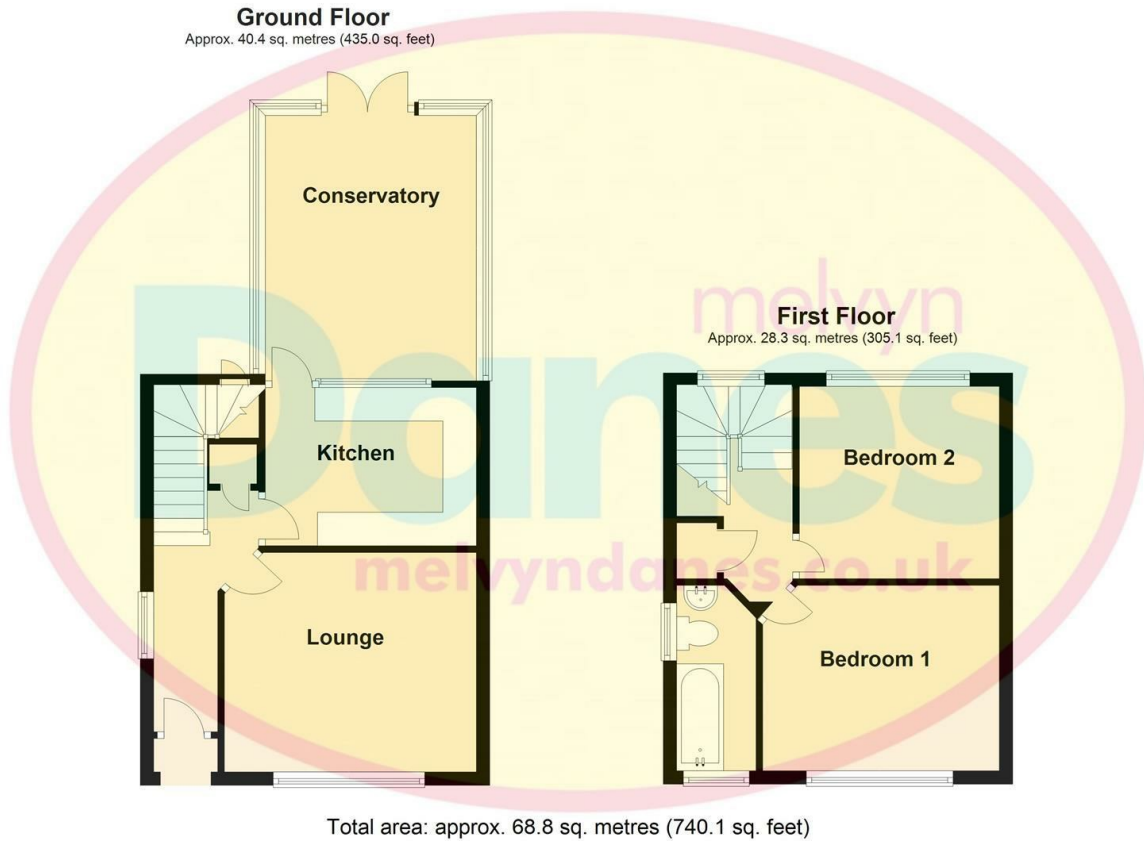
The rear garden is laid to lawn with a patio to the fore. There are flower and shrub borders, fencing to the perimeters, a gated access to the front of the property and access to:-

REAR GARAGE

With a metal up and over door onto the rear vehicular service road, power and light points.

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.



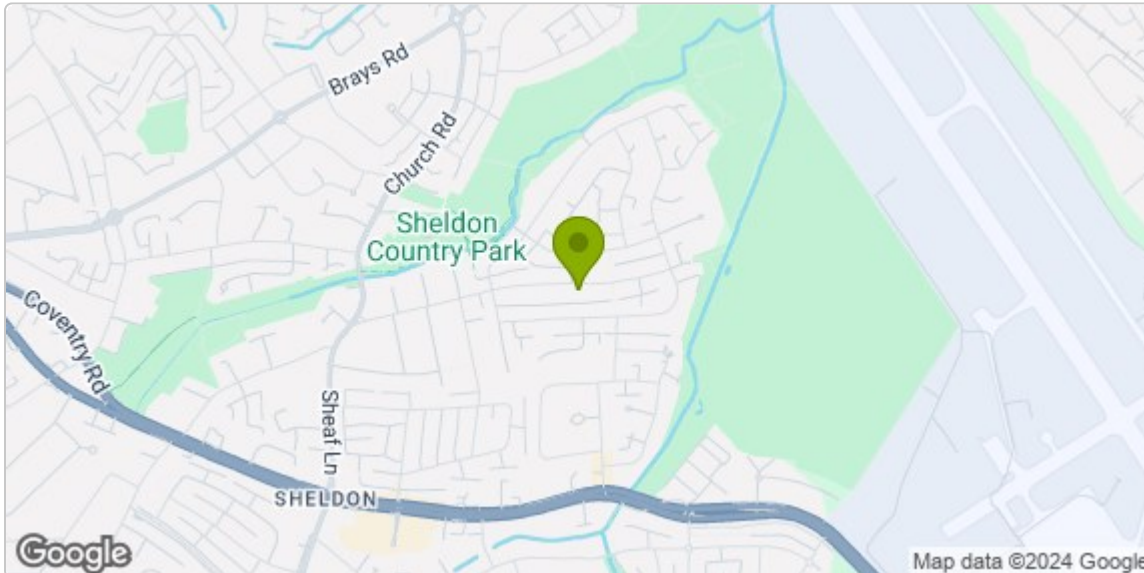
TENURE: We are advised that the property is **FREEHOLD**

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:
171 Cranes Park Road
Sheldon Birmingham B26 3SP

Council Tax Band: B

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