



Common Lane, Sheldon

£260,000

- SPACIOUS END TERRACE HOUSE
- LOUNGE
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- CENTRAL HEATING
- ENTRANCE HALL
- DINING KITCHEN
- GROUND FLOOR BATHROOM
- DRIVEWAY FRO MULTIPLE CARS
- DOUBLE GLAZING

A well presented and deceptively spacious end terraced house on a popular road in B26. This lovely property will make the perfect family home and is in a superb location near to a good range of shops, schools and facilities. Comprising of a entrance hall, lounge, dining kitchen and bathroom to the ground floor. Upstairs there are three bedrooms, one ensuite and a separate WC. Further benefiting from central heating, double glazing, driveway for multiple vehicles and good size rear garden.

FRONT



Off road parking for multiple vehicles via a concrete pressed driveway and access to a UPVC double glazed door to:

ENTRANCE HALL

Stairs to first floor, door to the under stairs storage cupboard, radiator, laminate flooring, power and light points and doors to:

BATHROOM

7'04 x 7'05 (2.24m x 2.26m)

Fitted with a panelled bath, with a thermostatic mixer tap shower, vanity sink and low level flush WC. Tiled flooring and tiling to full height. Double glazed opaque window to side of property, ceiling light point and heated towel rail.

LOUNGE

8'10 x 22'06 (2.69m x 6.86m)



Double glazed window to front, laminate flooring, electric fire, two radiators and folding doors on to:

KITCHEN / DINER

15'10 x 9'02 (4.83m x 2.79m)



The kitchen is fitted with a range of eye level, drawer and base units, with a work surface over, incorporating a stainless steel sink and drainer with mixer tap, tiling to splash prone areas, space and plumbing for other appliances. Double glazed window and patio doors to rear garden, radiator, tiled flooring, power and light points.

LANDING

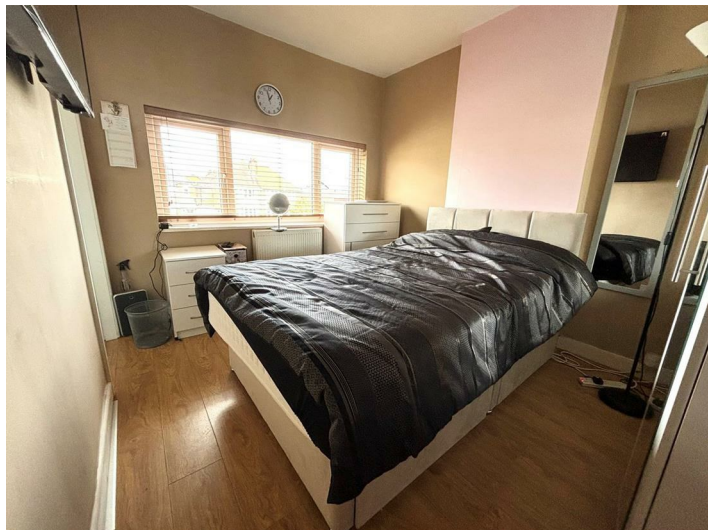
Power and light points and doors to:

WC

2'05 x 4'03 (0.74m x 1.30m)

Low level flush WC, Wall mounted basin, laminate flooring and ceiling light point

BEDROOM ONE
8'04 x 10'10 (2.54m x 3.30m)



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

ENSUITE SHOWER ROOM
6'02 x 4'10 (1.88m x 1.47m)

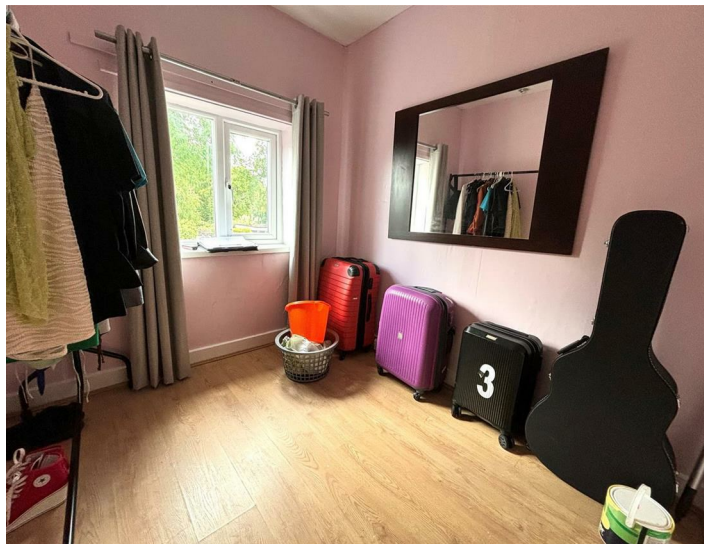
Fitted with corner shower cubicle with thermostatic mixer shower with rainfall attachment. Vanity sink, laminate flooring, tiling to splash prone areas, extractor fan and double glazed window to the front.

BEDROOM TWO
8'10 x 10'11 (2.69m x 3.33m)



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

BEDROOM THREE
6'09 x 7'08 (2.06m x 2.34m)



Double glazed window to rear garden, laminate flooring, power and light points

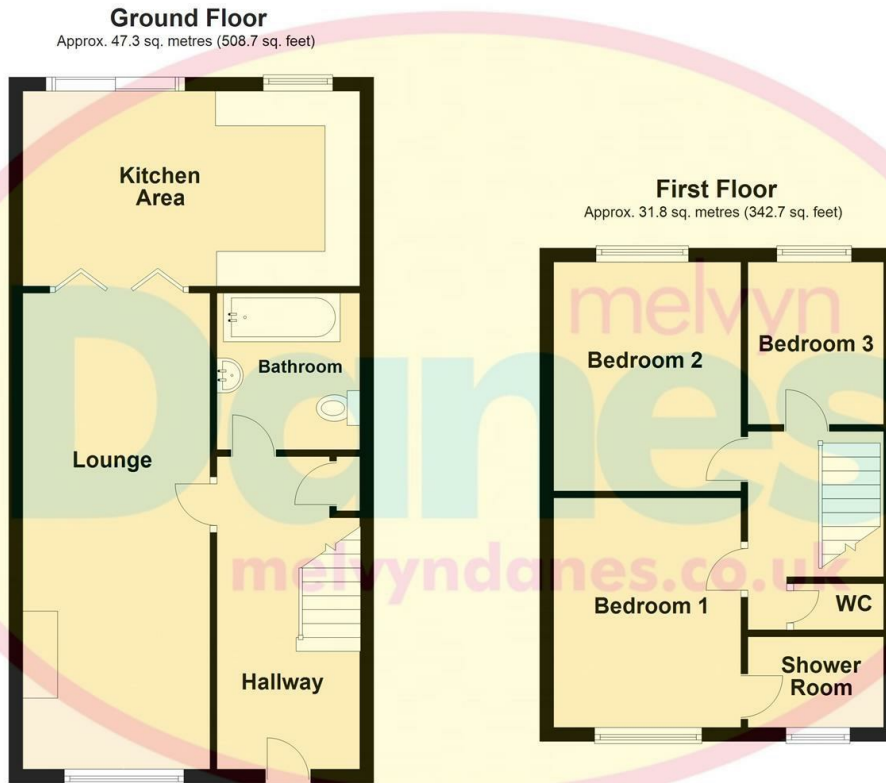
REAR GARDEN



Mostly laid to lawn, with covered timber decking area, brick built storage area and garage, shrubbery 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.



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

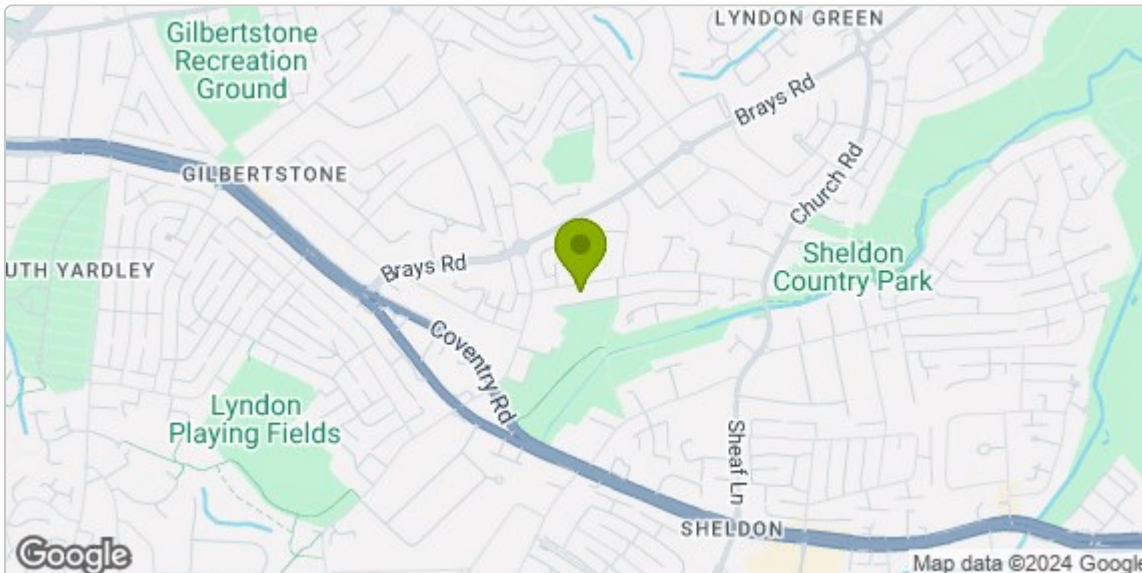
TENURE: We are advised that the property is **FREEHOLD**

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:
35 Common Lane Sheldon
Birmingham B26 3BN

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	