

# Outmore Road, Sheldon

**£210,000**

- BEAUTIFULLY PRESENTED END OF TERRACE HOUSE
- LOUNGE
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- OFF ROAD PARKING
- NO ONWARD CHAIN
- RE FITTED KITCHEN/DINER
- RE FITTED BATHROOM
- CENTRAL HEATING
- LARGE REAR GARDEN

A beautifully presented end of terrace property, with the benefit of no onward chain. This property would be the perfect first time purchase. The property is in a great location near to amenities and transport routes.

Comprising entrance hall, lounge, re fitted kitchen/diner and a utility area to the ground floor. Upstairs there are two double bedrooms and a re fitted bathroom. Further benefiting from central heating and double glazing and a spacious rear garden.

### FRONT

Off road parking for two cars, via a graveled driveway, with access to a double glazed UPVC door to:

### ENCLOSED PORCH

Laminate flooring, ceiling light point and a hardwood door to :

### ENTRANCE HALL

Stairs to first floor, cupboard housing meters, laminate flooring, radiator, power and light points and doors to:

### LOUNGE

**11'04 x 15'00 (3.45m x 4.57m)**



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

### KITCHEN / DINER

**17'08 x 8'04 (max) (5.38m x 2.54m (max))**



Re fitted with a range of eye level and base units, with a work surface over, incorporating a sink with a mixer tap and tiling to splash prone areas. Electric oven and induction hob,

breakfast island, laminate flooring, radiator, a double glazed window to the rear, power and lights and a composite door to the utility area.

### UTILITY AREA

**7'05 x 4'01 (2.26m x 1.24m)**

Storage cupboard, space and plumbing for appliances

### LANDING

Power and light point, access to loft hatch and doors to:

### BATHROOM

**7'06 x 5'05 (2.29m x 1.65m)**

Re fitted with a three piece suite, comprising of a panelled bath and thermostatic shower with rainfall attachment. Pedestal wash basin and low level flush WC. Tiled flooring and tiling to full height. Heated towel rail, ceiling spot lights and two double glazed opaque windows to the rear.

### BEDROOM ONE

**15'10 x 10'8 (4.83m x 3.25m)**



Two double glazed windows to the front, fitted sliding wardrobe, storage cupboard, power and light points

### BEDROOM TWO

**9'08 x 8'08 (2.95m x 2.64m)**



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

### REAR GARDEN



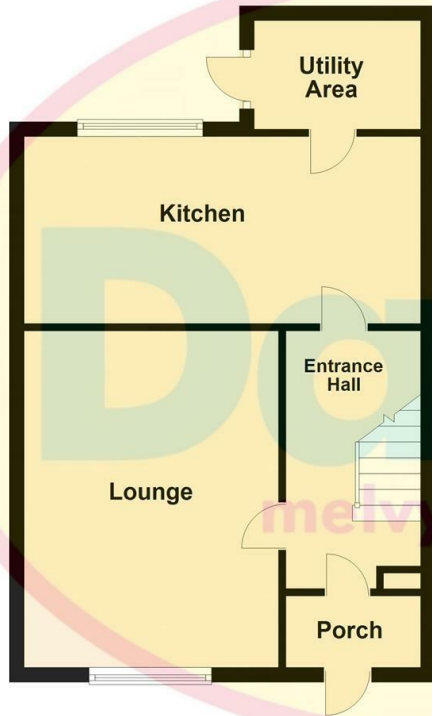
Mostly laid to lawn, with fencing to perimeter, paved patio area and access to the front of the property.

## 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. 41.9 sq. metres (450.6 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 77.4 sq. metres (833.3 sq. feet)

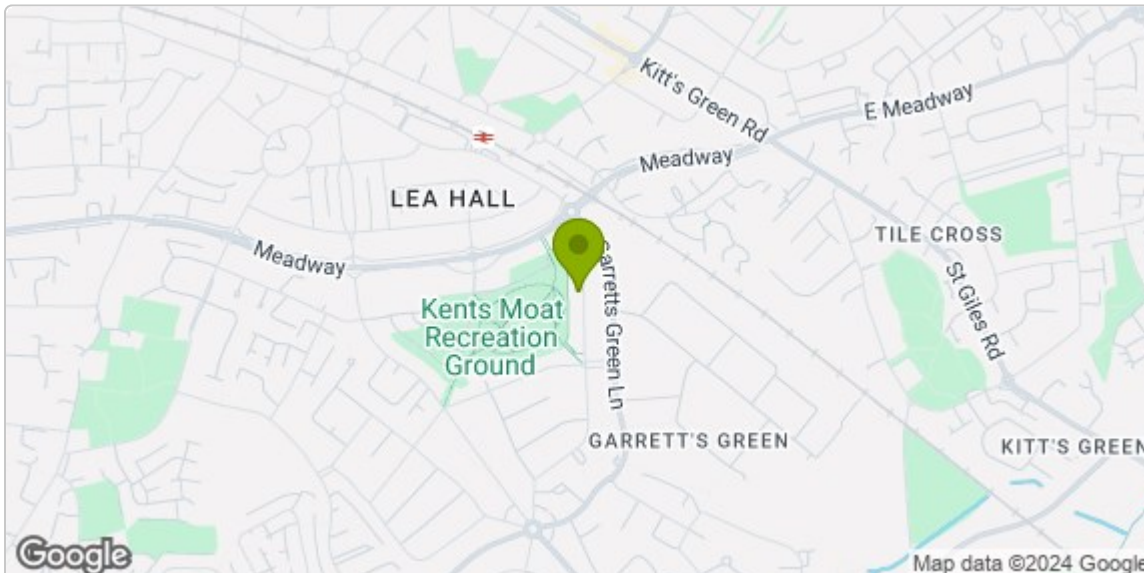
**TENURE:** We are advised that the property is freehold

**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:**  
55 Outmore Road Sheldon  
Birmingham B33 0XJ

**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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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	