



# Shepherd Road, Sheldon

## Offers Over £250,000

- LARGER STYLE SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN
- NO ONWARD CHAIN
- KITCHEN
- FOUR PIECE BATHROOM
- DRIVEWAY
- REAR GARAGE

A larger style, semi detached house on a popular road in Sheldon with NO ONWARD CHAIN. This good size property is a real blank canvas for you to make your mark on and is in a super location near to a good range of shops, facilities and transport links. Comprising storm porch, entrance hall, through lounge/diner and kitchen to the ground floor. Upstairs there are three bedrooms and a four piece bathroom. Further benefiting from central heating, double glazing, driveway, rear garden and rear garage (in need of some updating).

### FRONT

Off road parking via a block paved driveway and access to:-

### STORM PORCH

Meter cupboards and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Opaque double glazed windows to the front, stairs to the first floor, door to the under stairs storage cupboard, radiator, power and light points and doors to:-

### THROUGH LOUNGE/DINER

**11'11 max x 28'10 to bay (3.63m max x 8.79m to bay)**



Double glazed bay window to the front, UPVC double glazed French doors to the rear garden, double glazed windows to the rear, two radiators, gas fireplace, power and light points

### KITCHEN

**7'10 x 11'2 (2.39m x 3.40m)**



Fitted with eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, wall mounted boiler, UPVC double glazed door to the rear garden, double glazed window to the rear, power and light points

### LANDING

Opaque double glazed window to the side, loft access, storage cupboard, power and light points and doors to:-

### BEDROOM ONE

**10'11 max x 15' to bay (3.33m max x 4.57m to bay)**



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

**BEDROOM TWO**  
10'11 x 11'2 (3.33m x 3.40m)



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

**BEDROOM THREE**  
7'6 x 7'4 (2.29m x 2.24m)



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

**BATHROOM**  
7'6 x 8'5 (2.29m x 2.57m)



Fitted with a bath, shower cubicle with an electric shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed windows to the rear and side, radiator and ceiling light point

**REAR GARDEN**



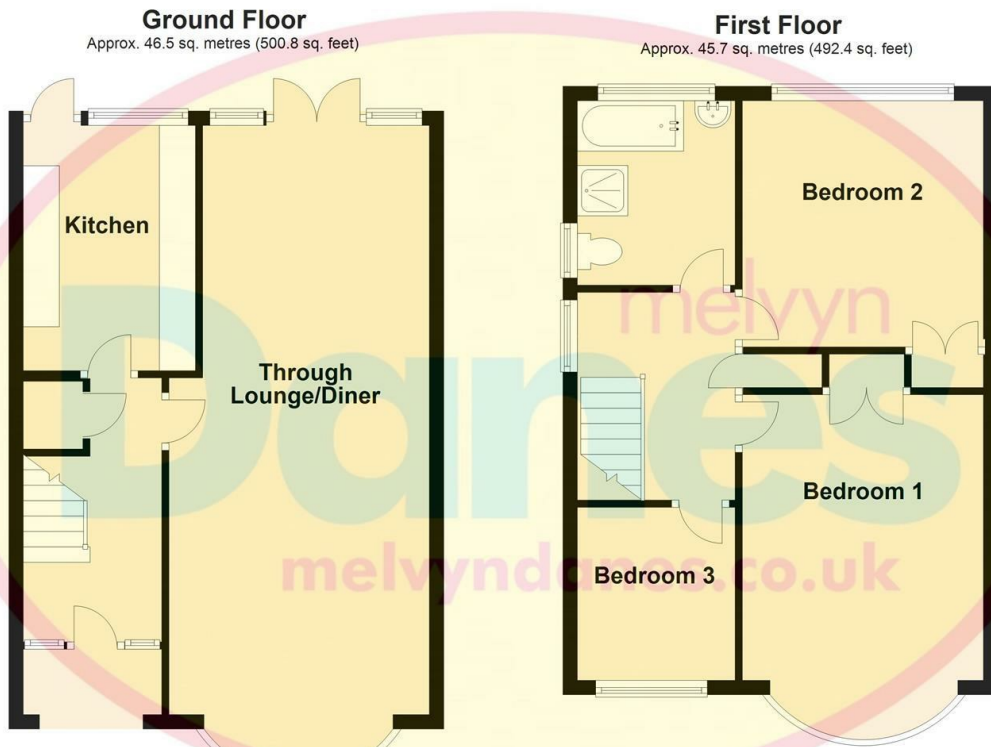
The rear garden is mostly laid to lawn with a patio to the fore, gated side access, fencing to the perimeters and a path to:-

**REAR GARAGE**

In need of repair, with access onto the rear service road.

## 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. 92.3 sq. metres (993.2 sq. feet)

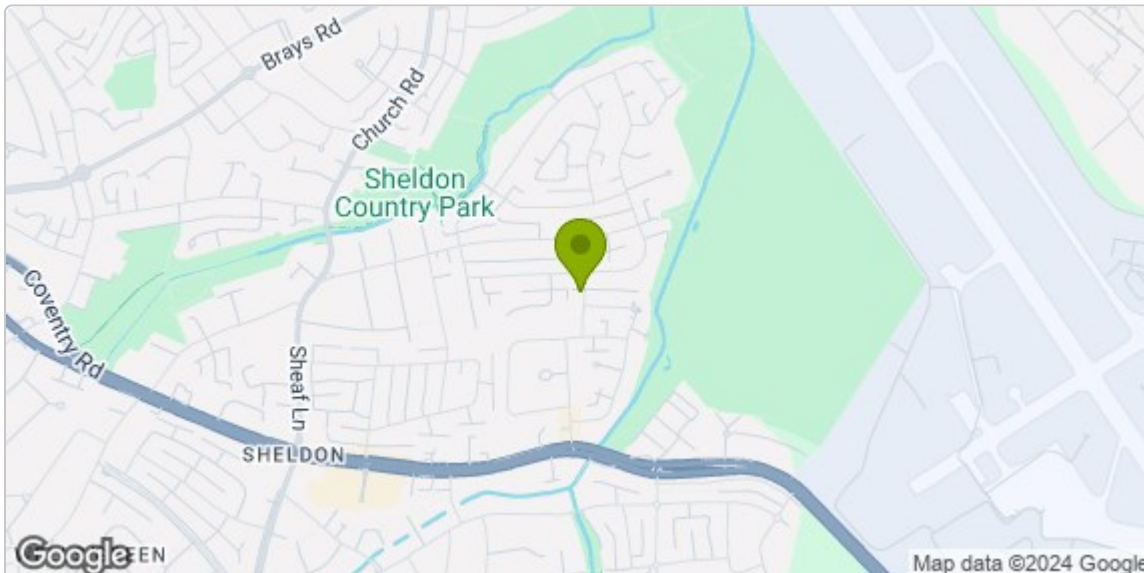
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** C

**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:**  
30 Shephard Road Sheldon  
Birmingham B26 3RN

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

2214 Coventry Road, Sheldon, Birmingham, B26 3JH  
Tel: 0121 742 2123 Email: sheldon@melvyndanes.co.uk www.melvyndanes.co.uk