



Cranes Park Road, Sheldon

Offers Over £320,000

- NO ONWARD CHAIN
- CORNER PLOT HUGE POTENTIAL FOR EXTENSION (STPP)
- 3 BEDROOMS
- OFF ROAD PARKING
- LARGE DRIVEWAY
- THREE BEDROOMS
- THROUGH LOUNGE
- RE FITTED KITCHEN
- FOUR PIECE MODERN BATHROOM
- SPACIOUS REAR GARDEN

A beautifully presented detached property, with the benefit of no onward chain, set on a corner plot with the potential for extension (STPP)

This really is the perfect family home in a superb location near to a good range of shops, schools and facilities. Comprising enclosed porch, entrance hall, lounge diner, kitchen, utility area, garage and WC to the ground floor. Upstairs there are three bedrooms and the bathroom. further benefiting from central heating, double glazing, driveway and a spacious rear garden.

FRONT

Off Road parking via a block paved driveway, lawned section with fencing to perimeters and access to a composite double glazed door to:

ENCLOSED PORCH

Meter cupboards, ceiling light point and a hard wood door to;

ENTRANCE HALL

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

LOUNGE

10'08 (max) x 24'08 (into bay) (3.25m (max) x 7.52m (into bay))

Double glazed bay window to the front, double glazed bay window to the side of the property and double glazed patio doors to the rear garden. A wood burning stove hearth,, radiators, power and light points.

KITCHEN

8'02 (max) x 11'05 (max) (2.49m (max) x 3.48m (max))



Re fitted with a range of eye level, drawer and base units, with a work surface over, incorporating a stainless steel sink and drainer unit with a mixer tap, integrated appliances, with laminate to splash prone areas. Space for cooker with a hood over, double glazed window to rear, laminate flooring, power and lights and a UPVC door to utility area.

UTILITY AREA

3'11 x 11'07 (1.19m x 3.53m)

Space and plumbing for washing appliances, door to downstairs WC and access to garage and rear garden

LANDING

Double glazed window to side of property, light point and doors to:

BATHROOM

8'03 x 7 (2.51m x 2.13m)



Fitted with a four piece suite, comprising of a freestanding double ended oval bath with mixer tap, shower cubicle with a thermostatic shower, vanity sink and low level flush WC. Tiled flooring and tiling to full height. Opaque double glazed window to rear, heated towel rail and ceiling spot lights

BEDROOM ONE

11'05 (into bay) x 11'09 (3.48m (into bay) x 3.58m)



Double glazed window to rear, double glazed bay window to side of property, radiator, power and lights

BEDROOM TWO

10 x 12'08 (into bay) (3.05m x 3.86m (into bay))



Double glazed window to the front, two radiators, power and lights and access to the loft

BEDROOM THREE
5'04 x 7'11 (1.63m x 2.41m)



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

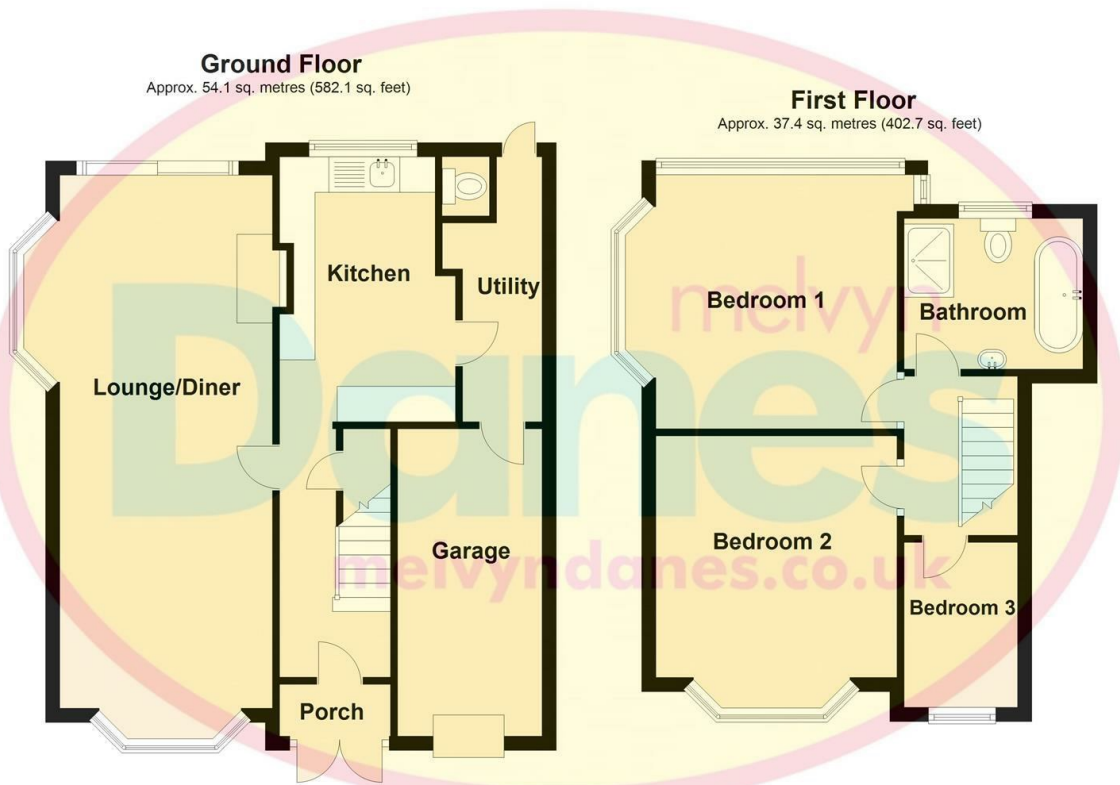
REAR GARDEN



Large lawned area with a raised patio to the fore and side of property. Fencing and shrubbery to the perimeters, workshop/ garage to the rear of the garden 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.



Total area: approx. 91.5 sq. metres (984.8 sq. feet)

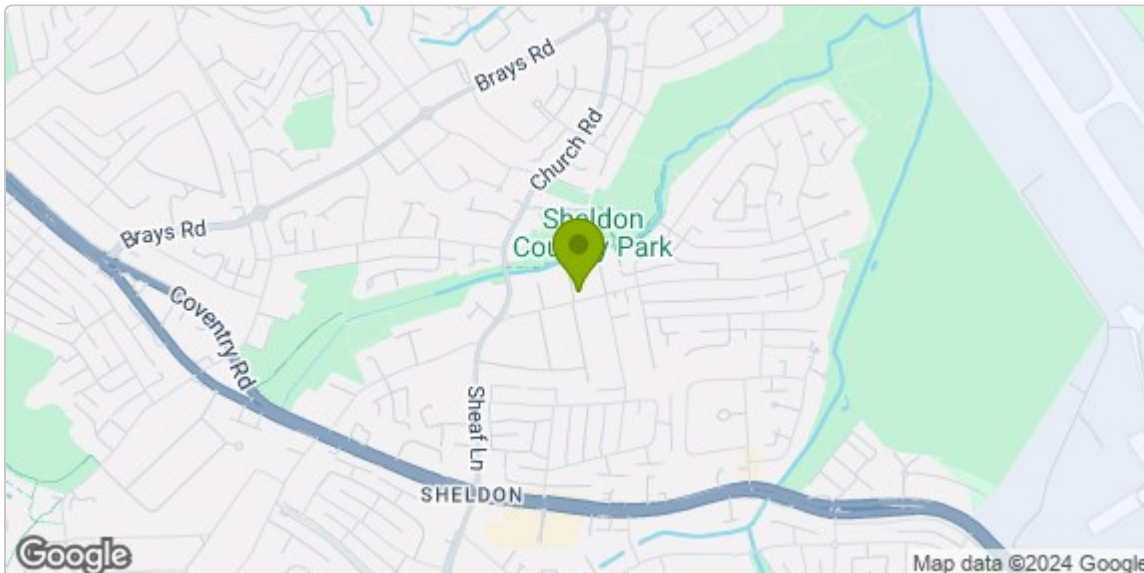
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

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:
46 Cranes Park Road Sheldon
Birmingham B26 3SJ

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	