



Westley Brook Close, Sheldon

Offers Around £210,000

- BEAUTIFULLY PRESENTED
- LOUNGE
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- REAR GARDEN
- SEMI DETACHED HOUSE
- FITTED KITCHEN
- RE FITTED BATHROOM
- ELECTRIC HEATERS
- ALLOCATED PARKING SPACE

A beautifully presented semi detached property in the heart of Sheldon. This lovely house would make an ideal first time purchase or perfect for someone looking to downsize. In a super location, near to a good range of shops, facilities and transport links and comprising: porch, lounge, fitted kitchen with breakfast bar downstairs. On the first floor there are two double bedrooms and a re fitted bathroom. The property also benefits from double glazing throughout, recently re fitted wall mounted electric heaters, rear garden and one allocated parking space.

FRONT

Having an allocated parking space to the front and pathway leading to a composite double glazed door into;

PORCH

Double glazed window to the side, wall mounted fuse board, light point and hardwood glazed door into;

LOUNGE

11'7 x 16'4 (3.53m x 4.98m)



Double glazed window to the front, wall mounted electric heater, wall mounted electric fire, stairs to the first floor, understairs storage cupboard, two ceiling light points, power points and door into;

FITTED KITCHEN

11'7 x 9'8 (3.53m x 2.95m)



Being fitted with a selection of wall, base and drawer units with work surface over incorporating stainless steel sink and drainer unit with mixer tap over and complementary tiling to splash prone areas. Breakfast bar. Space and plumbing for appliances. Two double glazed windows to the rear, double glazed door to the rear garden, wall mounted electric heater, tiled flooring, ceiling light and power points.

LANDING

Loft access, ceiling light, power points and doors into;

BEDROOM ONE

11'7 x 9'8 (3.53m x 2.95m)



Double glazed window to the front, wall mounted electric heater, built in cupboard, ceiling light and power points.

BEDROOM TWO

11'7 x 9'8 (3.53m x 2.95m)



Double glazed window to the rear, wall mounted electric heaters, ceiling light and power points.

BATHROOM
5'5 x 6'5 (1.65m x 1.96m)



Being re fitted with a modern three piece suite comprising; panelled bath with shower screen and electric shower over, pedestal wash hand basin with storage under and enclosed low level W.C. Opaque double glazed window to the side, tiling to full height throughout, tiled flooring and ceiling light point.

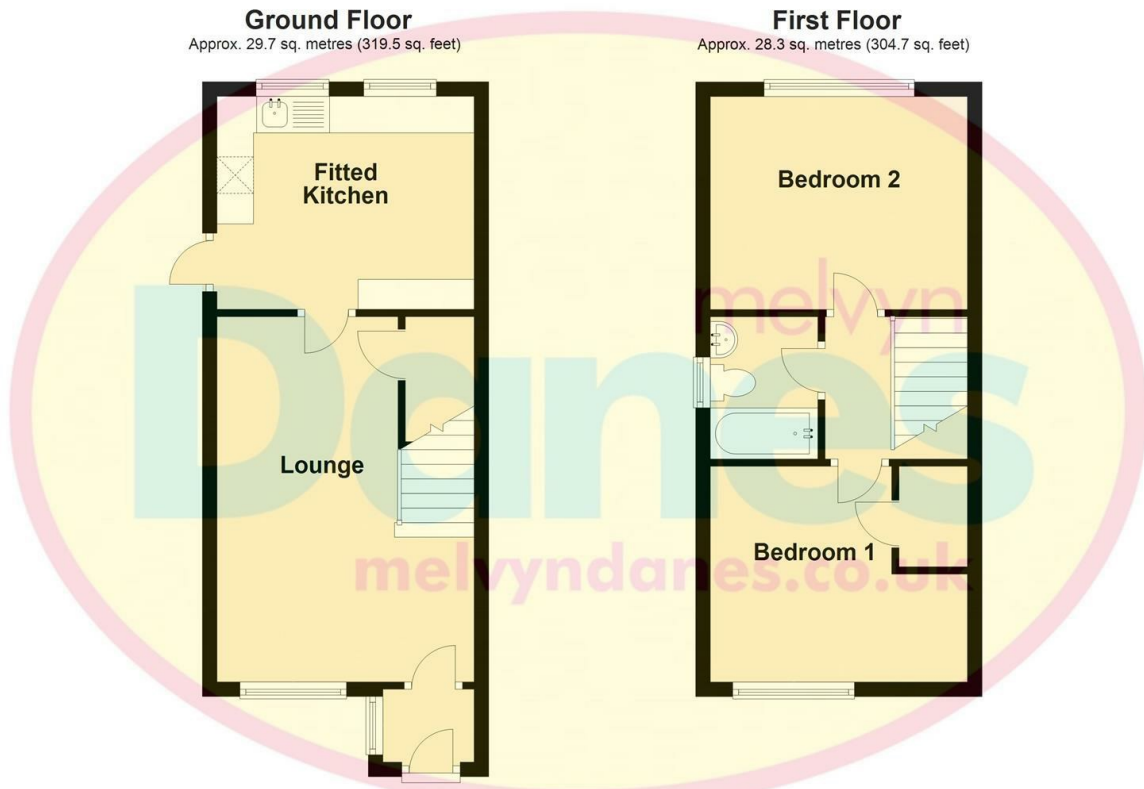
REAR GARDEN



Being mainly laid to lawn with flower and shrub borders, patio area to the foregarden, path leading to gated access 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. 58.0 sq. metres (624.2 sq. feet)

TENURE: We are advised that the property is Freehold.

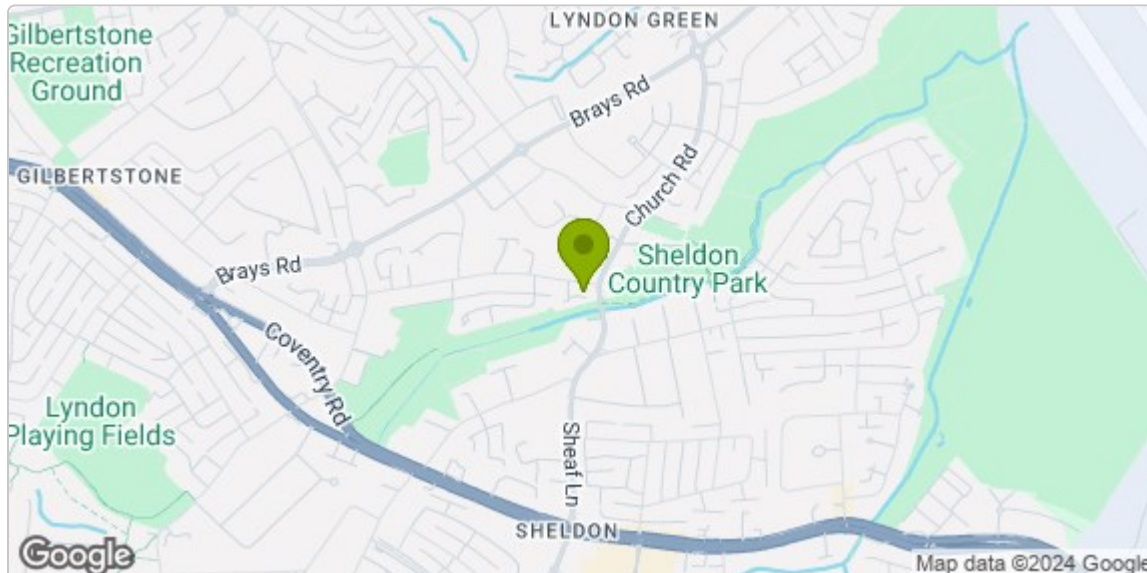
BROADBAND: We understand that the standard broadband download speed at the property is around xx Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 09/12/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 09/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
3 Westley Brook Close
Sheldon Birmingham B26
3TW

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	