

Kingfisher Close, Sheldon

£340,000

- MODERN DETACHED HOUSE
- LOUNGE/DINER & CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- ENTRANCE HALL & GUEST WC
- BREAKFAST KITCHEN
- EN SUITE SHOWER ROOM
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A well presented, modern detached house on a popular development in B26. This lovely property is the perfect family home and is in a great, cul de sac location near to a good range of shops, schools and facilities. Comprising entrance hall, guest WC, breakfast kitchen, lounge/diner and conservatory to the ground floor. Upstairs there are three good size bedrooms, an en suite shower room and the bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and pleasant rear garden.

FRONT

Off road parking via a tarmacadam driveway, access to the integral garage and a composite opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, power and light points and doors to:-

GUEST WC

Fitted with a low level flush WC and a guest vanity sink. Tiling to a full height, opaque double glazed window to the front, radiator, tiled floor and ceiling light point

BREAKFAST KITCHEN

14'6 x 7'3 (4.42m x 2.21m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating an inset sink and drainer with mixer tap and metro style tiling to splash prone areas. Fitted electric oven with an inset five ring gas burner hob and extractor hood over, integrated fridge and freezer and space and plumbing for other appliances. Double glazed window to the front, composite double glazed door to the side, radiator, breakfast bar, tiled floor, power and light points

LOUNGE/DINER

18'6 max x 12'4 max (5.64m max x 3.76m max)



Double glazed windows to the rear, two radiators, marble electric fireplace, power and light points and UPVC double glazed French doors to:-

CONSERVATORY

10'3 x 12'8 (3.12m x 3.86m)

UPVC double glazed French doors to the rear garden, double glazed windows to the rear and sides, power and light points

LANDING

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

MASTER BEDROOM

12'7 max x 11'7 max (3.84m max x 3.53m max)



Double glazed window to the rear, radiator, fitted wardrobes and drawers, power and light points and door to:-

RE FITTED EN SUITE
6'7 x 5'10 (2.01m x 1.78m)



Re fitted with a shower cubicle with a bar shower and rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, tiled floor and ceiling spot lights

BEDROOM TWO
12'3 max x 9'5 max (3.73m max x 2.87m max)



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

BEDROOM THREE
7'11 max x 10'4 max (2.41m max x 3.15m max)

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

BATHROOM
7'1 x 6'7 (2.16m x 2.01m)

Fitted with a paneled bath with an electric shower over, inset sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, radiator and ceiling light point

INTEGRAL GARAGE
8' x 16' (2.44m x 4.88m)

With a remote controlled electric up and over door onto the driveway, power and light points

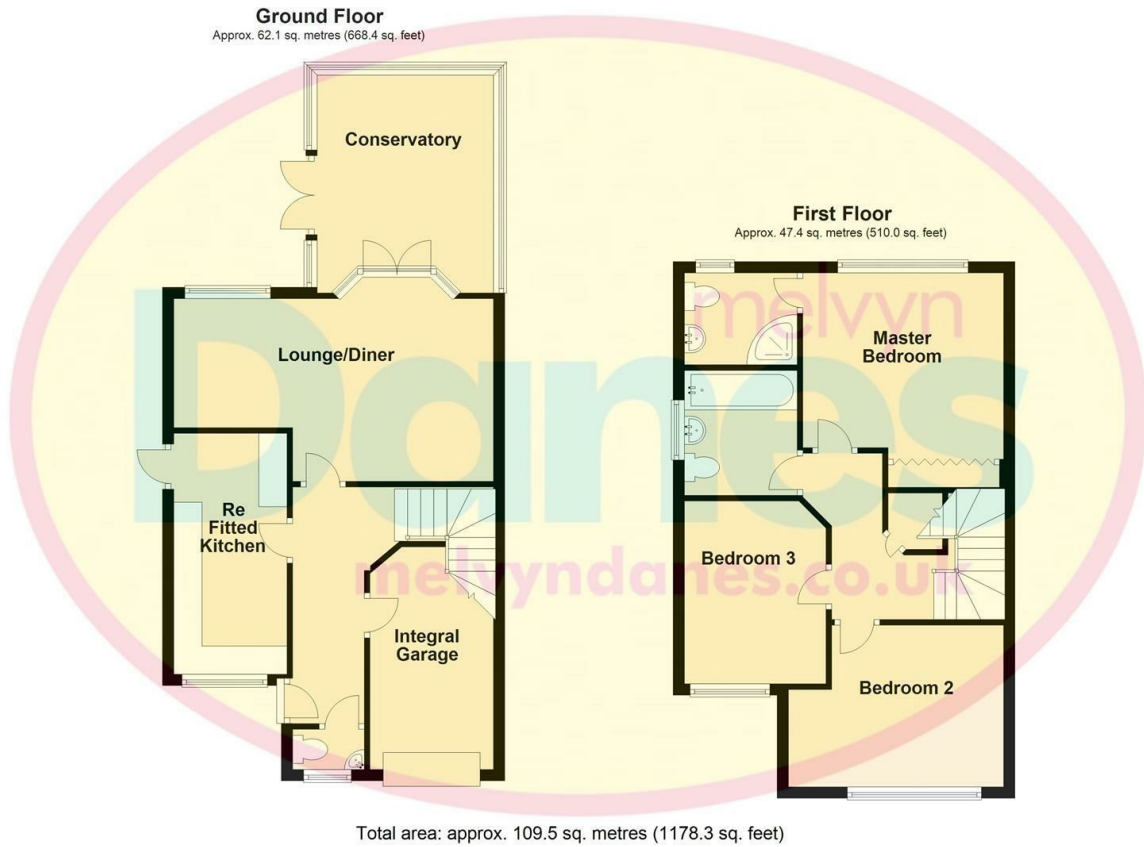
REAR GARDEN



The rear garden is laid to lawn with a timber decked seating area to the fore and rear. There are flower and shrub borders, fencing to the perimeter, a gated access leading to the front of the property, tap and outdoor power sockets. (The summer house and home bar may be available to purchase by way of separate negotiation.)

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.



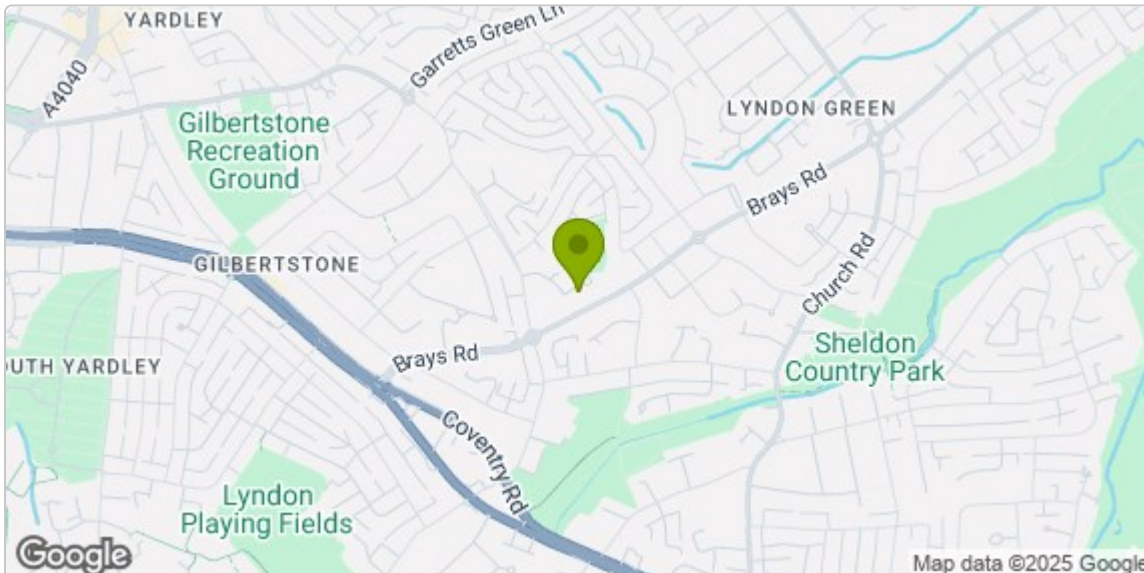
TENURE: We are advised that the property is **FREEHOLD**

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:
37 Kingfisher Close Sheldon
Birmingham B26 2QF

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		83
	(69-80) C	68	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	