



Barrows Lane, Sheldon

£290,000

- EXTENDED SEMI DETACHED HOUSE
- TWO SEPARATE RECEPTION ROOMS
- EXTENDED, RE FITTED KITCHEN
- RE FITTED SHOWER ROOM
- DRIVEWAY & WORKSHOP/GARAGE
- PORCH & ENTRANCE HALL
- GUEST WC
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A very well presented, much improved and extended semi detached house on a popular road in B26. This lovely property is a great family home and is located near to a good range of shops, schools, facilities and transport links. Comprising enclosed porch, entrance hall, two separate reception rooms, guest WC and extended and re fitted kitchen to the ground floor. Upstairs there are three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway, pleasant rear garden and rear workshop/double garage.

FRONT

Off road parking via a block paved driveway, access to a UPVC double glazed window to;

PORCH

Double glazed windows to front and sides, oak flooring, UPVC double glazed door to;

ENTRANCE HALL

Stairs to the first floor, opaque double glazed window to front, radiator, ceiling light and doors to;

RECEPTION ONE

11' max x 12'4 to bay (3.35m max x 3.76m to bay)



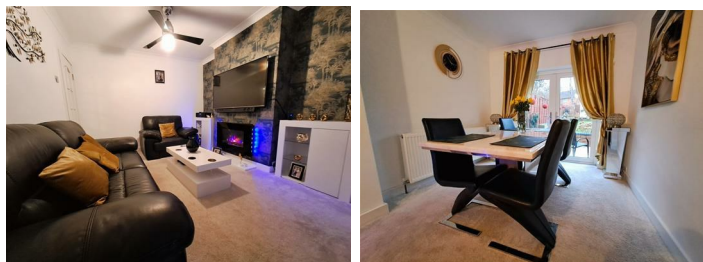
Double glazed bay window to front, radiator, power and light points.

GUEST W.C

Low level flush W.C and ceiling light point.

EXTENDED RECEPTION TWO

10'5 max x 19'3 (3.18m max x 5.87m)



UPVC double glazed french doors to rear garden, radiator, wall mounted electric fire, power and light points.

EXTENDED RE FITTED KITCHEN 10'3 max x 14'11 max (3.12m max x 4.55m max)



Being re fitted with a range of wall, base and drawer units, worksurface over incorporating inset sink with mixer tap over and laminate splashbacks. Integrated electric oven, induction hob with glass splashback, integrated dishwasher, space and plumbing for appliances. UPVC double glazed door to rear garden, double glazed window to the rear, radiator, laminate floor, power and light points, door to;

COVERED SIDE PASSAGE

3'5 x 22'2 (1.04m x 6.76m)

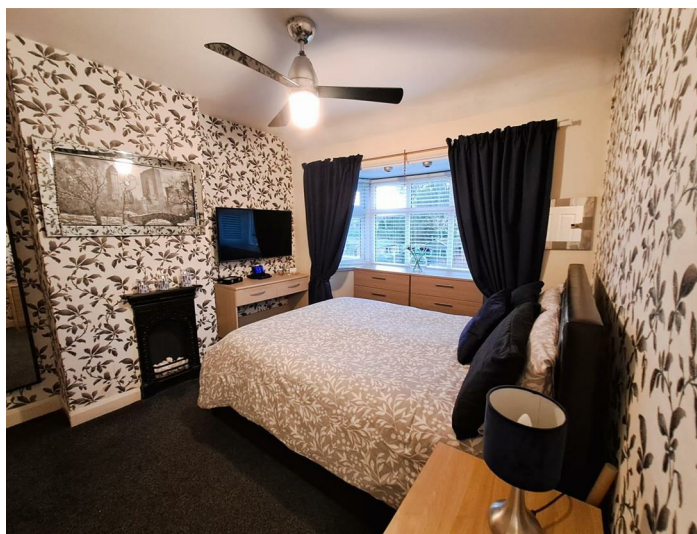
Opaque UPVC double glazed door to front, radiator, laminate flooring, power and light points, eye level base and drawer units with work surface over.

LANDING

Double glazed window to the side, power and light points, doors to;

BEDROOM ONE

10'7 max x 13'1 (3.23m max x 3.99m)



Double glazed bay window to rear, radiator, cast iron fireplace, power and light points.

BEDROOM TWO

10'7 max x 12'5 to bay (3.23m max x 3.78m to bay)



Double glazed bay window to front, radiator, power and light points.

BEDROOM THREE

5'11 x 6'7 (1.80m x 2.01m)

Double glazed window front, radiator, power and light points.

RE FITTED SHOWER

5'10 x 7'5 (1.78m x 2.26m)



Being re fitted with a three piece suite comprising; shower cubicle with bar shower and rainfall shower head, vanity sink unit and low level flush w.c. Aqua panelling to splash prone areas. Opaque double glazed window to rear, heated towel rail and ceiling light point.

REAR GARDEN



Having a timber decked seating area to foregarden, mostly laid to lawn area, shale borders, further timber decked area, access to;

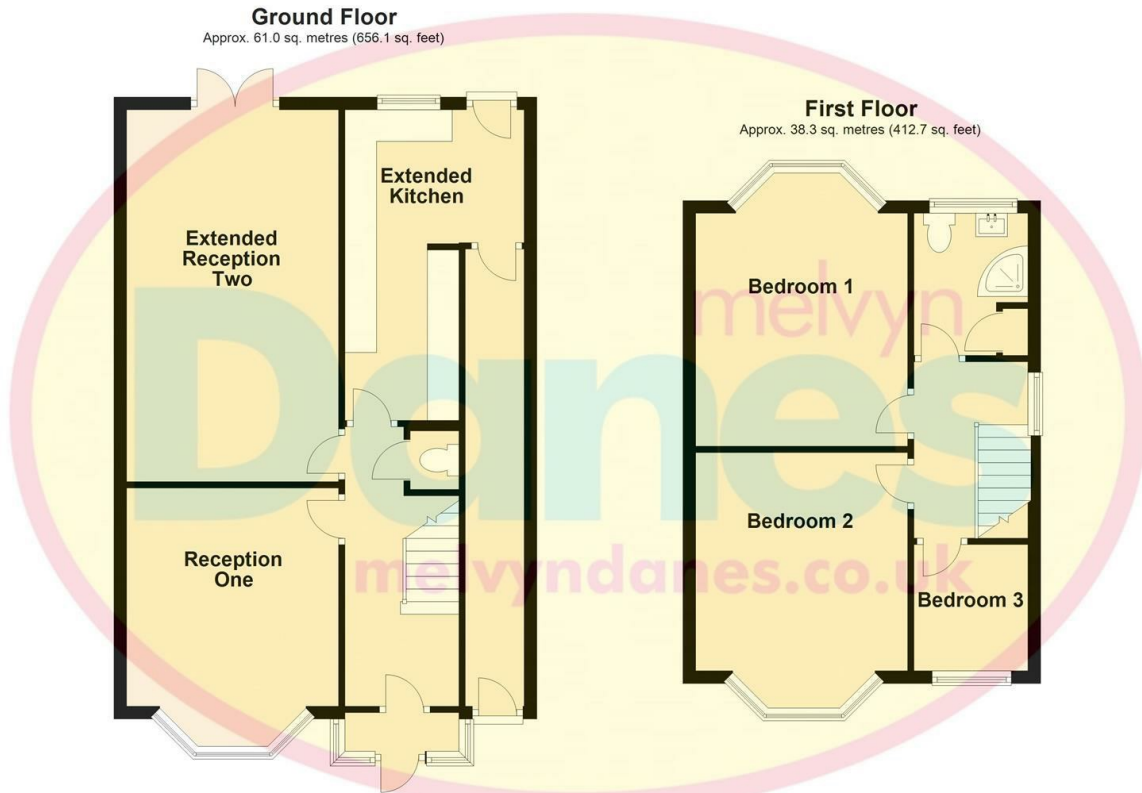
REAR WORKSHOP/GARAGE **16'4 x 14' (4.98m x 4.27m)**



Wall units, fusebox, power and light points. (Rear has been bricked up but a garage door could easily be re-installed with access available via a 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. 99.3 sq. metres (1068.8 sq. feet)

TENURE: We are advised that the property is FREEHOLD.

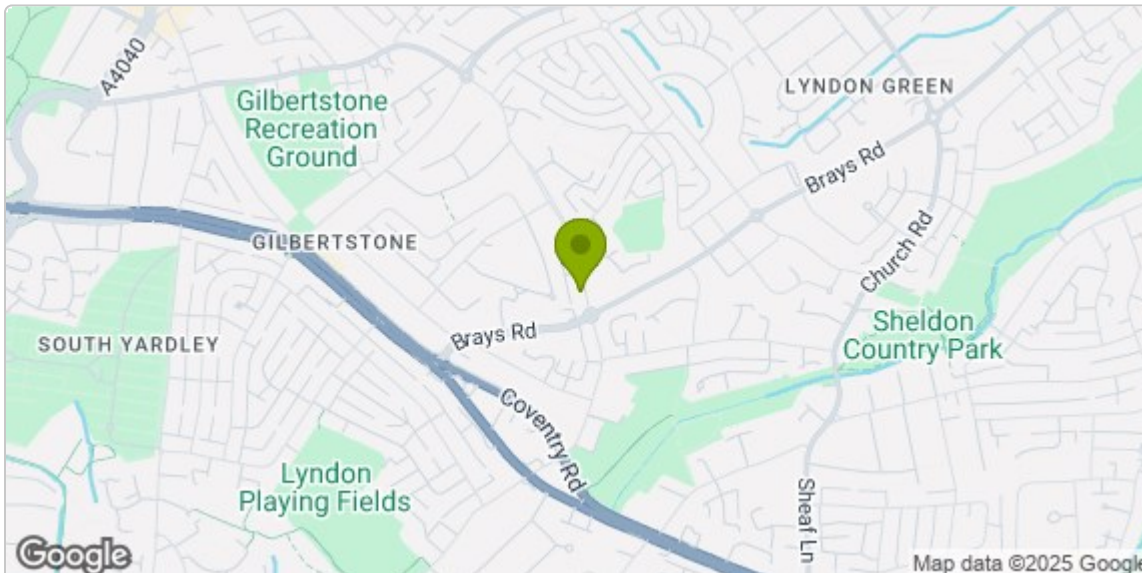
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/01/2025. 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 14/01/2025). 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:
473 Barrows Lane Sheldon
Birmingham B26 1QG

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	