



Cranes Park Road, Sheldon

£240,000

- EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING
- DRIVEWAY
- ENCLOSED PORCH & ENTRANCE HALL
- EXTENDED, RE FITTED KITCHEN
- RE FITTED BATHROOM
- DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A beautifully presented and extended semi detached house on a popular road in Sheldon. This lovely home has been renovated to a high spec by the current owners and is in a superb location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, through lounge/diner and extended, re fitted kitchen to the ground floor. Upstairs there are two double bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, driveway and good size rear garden.

FRONT

Off road parking via a block paved driveway and access to a composite opaque double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and sides, laminate flooring, ceiling light point and a further composite opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, opaque double glazed window to the side, radiator, laminate flooring, power and light points and door to:-

THROUGH LOUNGE/DINER

12'10 max x 21'8 (3.91m max x 6.60m)



Double glazed bay window to the front, two radiators, gas fireplace, laminate flooring, power and light points and door to:-

EXTENDED, RE FITTED KITCHEN 12'1 x 6'5 (3.68m x 1.96m)



Re fitted with a range of eye level, drawer and base units with a work surface over incorporating an inset sink with mixer tap and laminate splash backs. Fitted Bosch electric oven with an inset Bosch gas hob over, extractor hood and space and plumbing for other appliances. Composite opaque double glazed door to the side, double glazed window to the rear, vertical radiator, power and light points

LANDING

Airing cupboard housing the boiler, loft access, laminate flooring, power and light points

BEDROOM ONE

11'6 max x 12'1 to bay (3.51m max x 3.68m to bay)



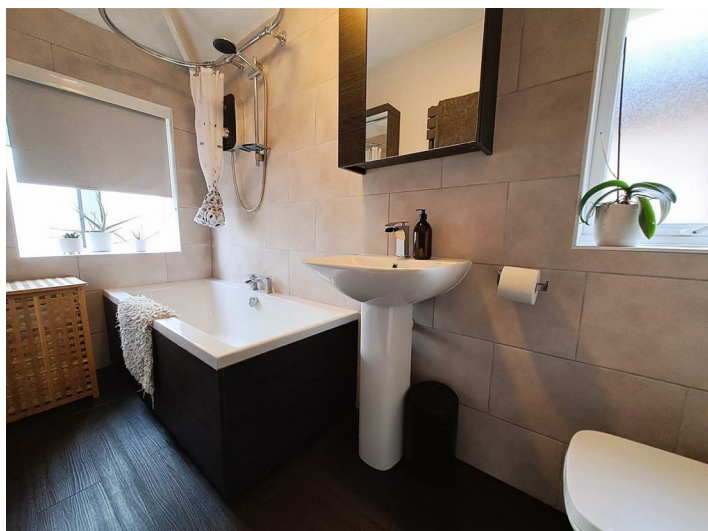
Double glazed bay window to the front, radiator, laminate flooring, power and light points

BEDROOM TWO
10'9 max x 9'5 max (3.28m max x 2.87m max)



Double glazed window to the rear, radiator, laminate flooring, power and light points

RE FITTED BATHROOM
4'5 max x 10'6 max (1.35m max x 3.20m max)



Re fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed windows to the front and side, heated towel rail, laminate flooring and ceiling light point

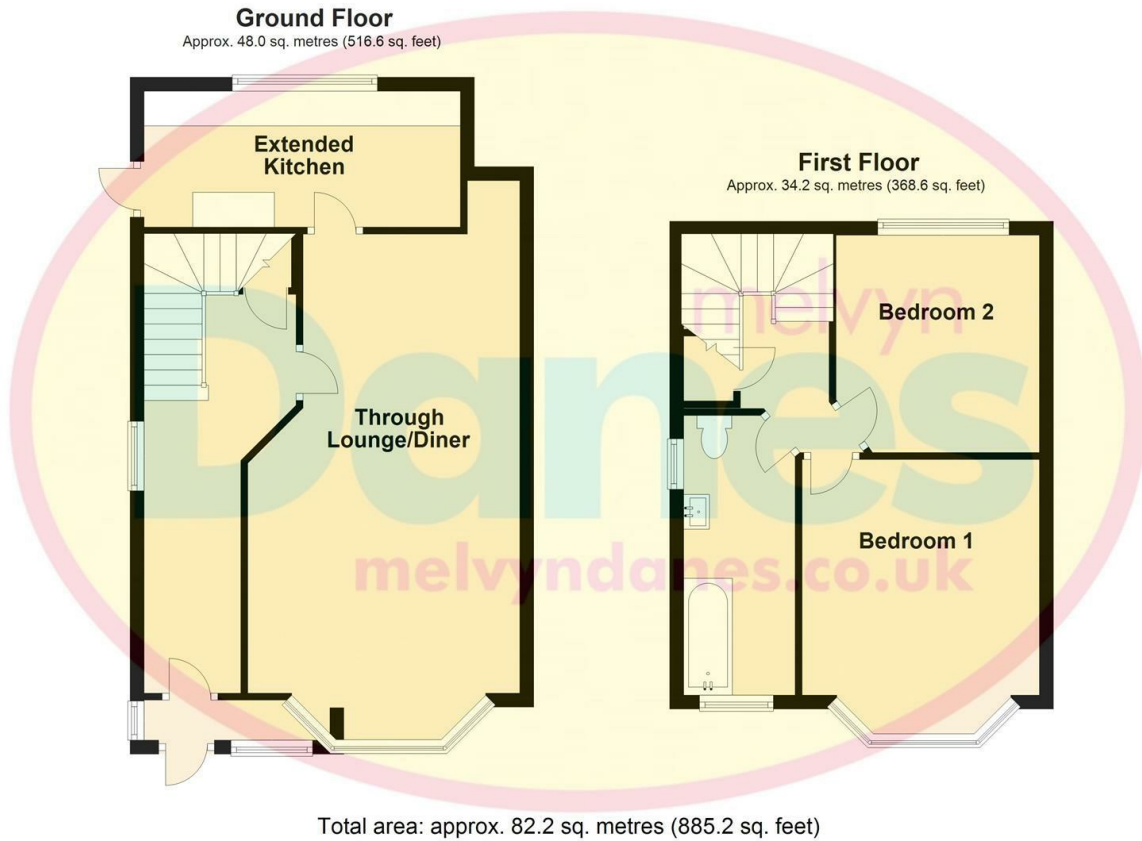
REAR GARDEN



This good size rear garden is mostly laid to lawn with a patio to the fore, shrub borders and fencing to the 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.



TENURE: We are advised that the property is FREEHOLD

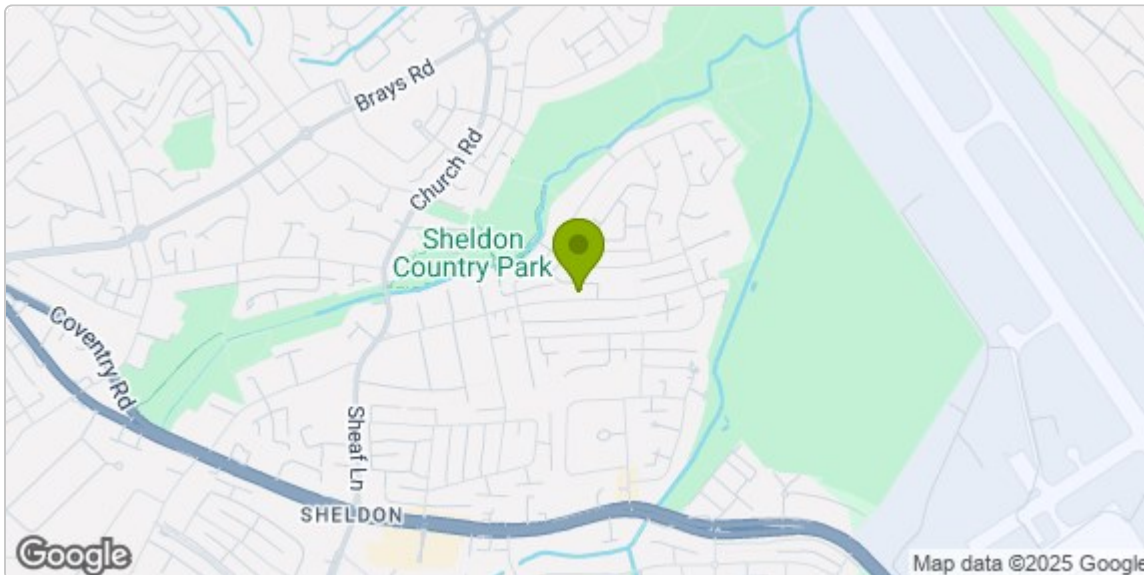
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025). 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:
144 Cranes Park Road
Sheldon Birmingham B26 3ST

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	