



# Ragley Drive, Sheldon

## Offers Around £299,950

- WELL MAINTAINED & PRESENTED BUNGALOW
- OVERLOOKING ST. GILES CHURCH
- LOUNGE & DINING AREA
- BATHROOM
- COTTAGE STYLE REAR GARDEN
- PRIVATE ROAD CLOSE TO SHELDON COUNTRY PARK & FARM
- TWO DOUBLE BEDROOMS
- KITCHEN
- DOUBLE GLAZED & CENTRAL HEATING
- REAR GARAGE

A true hidden gem located on a private road in close proximity to Sheldon Country Park and Farm. These terraced bungalows do not come to the market very often so don't miss out on this opportunity. Comprising entrance hall, lounge and dining area, kitchen, two double bedrooms and a bathroom. Further benefiting from central heating, double glazing, gardens to the front and rear and a good size rear garage.

### FRONT

Having a recently block paved foregarden with shrub borders and hardwood opaque glazed door into

### ENTRANCE HALL

Radiator, good size storage cupboard, loft access, vinyl tiled flooring, power and light points, doors to;

### LOUNGE

**19'5 max x 11'11 (5.92m max x 3.63m)**



Double glazed window to the rear, radiator, exposed wooden flooring, fireplace with brick hearth (potential to be opened up to a working fire/log burner), power and light points, opening to;

### DINING AREA

**8'4 x 10'7 (2.54m x 3.23m)**

Double glazed patio doors to the rear garden, radiator, exposed wooden floor, power and light points.

### KITCHEN

**13' x 9'9 (3.96m x 2.97m)**



Being fitted with a selection of base and drawer units with worksurface over incorporating a resin sink and drainer unit with mixer tap over and laminate to splashbacks. Space and plumbing for appliance and extractor hood. UPVC double glazed door to the rear garden, double glazed window to rear, radiator, exposed wooden flooring, power and light points.

### BEDROOM ONE

**9'10 x 11'11 (3.00m x 3.63m)**



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

### BEDROOM TWO

**11'2 x 10'6 (3.40m x 3.20m)**



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

## BATHROOM

6'7 max x 7'7 (2.01m max x 2.31m)



Being fitted with a panelled bath with electric shower over and shower screen, pedestal wash hand basin, low level flush W.C and tiling to splash prone areas. Opaque double glazed window to the front, radiator, vinyl floor and ceiling light point.

## REAR GARDEN



A cottage style garden with block paved patio sections and laid to lawn area. Mature flower and shrub borders, wall and fencing to perimeters, gated rear access and path to;

## REAR GARAGE

18'06 x 9'09 (5.64m x 2.97m)

Metal up and over door, power and light points, fusebox, gas and electric meters and water supply.

## 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.

### Ground Floor

Approx. 77.9 sq. metres (838.3 sq. feet)



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

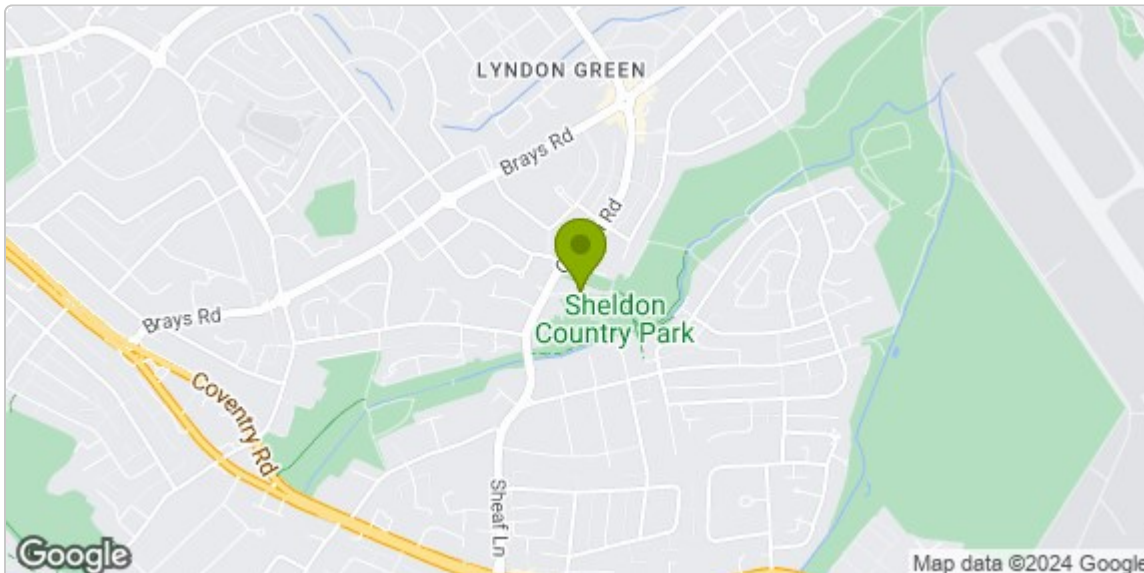
**TENURE:** We are advised that the property is FREEHOLD

**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:**  
18 Ragley Drive Sheldon  
Birmingham B26 3TU

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	