



# Brays Road, Sheldon

**£190,000**

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN
- FIRST FLOOR BATHROOM
- GARDENS TO THE FRONT & REAR
- BIFOLD CONSTRUCTION
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARAGE

A well presented, BISF semi detached house on a popular road in Sheldon. This deceptively spacious property would make the ideal first time purchase and is in a great location near to a good range of shops, schools and facilities. Comprising porch, entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, downstairs WC, gardens to the front and rear and rear garage.

### FONT

The front garden has graveled sections with shrub borders, fence and hedging to the perimeters, shared driveway to the rear garage and access to a UPVC double glazed door to:-

### PORCH

Double glazed windows to the front and sides, wall light and a hardwood opaque glazed door to:-

### ENTRANCE HALL

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

### LOUNGE

15'2 x 12'1 (4.62m x 3.68m)



Double glazed window to the front, gas fireplace, laminate flooring, power and light points

### DINING ROOM 10'4 x 8'7 (3.15m x 2.62m)



Double glazed windows to the rear and side, radiator, storage cupboard housing the boiler, laminate flooring, power and light points

### KITCHEN 11'8 x 8'6 (3.56m x 2.59m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and tiling to splash prone areas. Fitted electric oven with a gas hob over and space and plumbing for other appliances, double glazed window to the rear, power and light points and door to:-

### LOBBY

Composite double glazed door to the rear garden, wall light, door to the storage cupboard and door to the downstairs WC

### LANDING

Double glazed window to the side, loft access, power and light points and doors to:-

### **BEDROOM ONE**

**10'9 to wardrobes x 12'2 (3.28m to wardrobes x 3.71m)**



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

### **BEDROOM TWO**

**13'2 x 8'7 (4.01m x 2.62m)**



Double glazed window to the rear, radiator, fitted wardrobe and over bed storage, power and light points

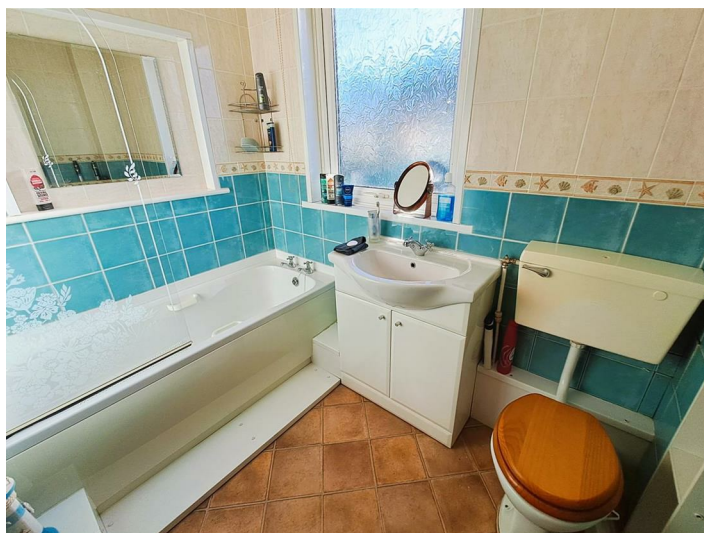
### **BEDROOM THREE**

**8'9 into the wardrobe x 9'1 (2.67m into the wardrobe x 2.77m)**

Double glazed window to the front, radiator, fixed bed frame, laminate flooring, power and light points

### **BATHROOM**

**8'3 x 5'5 (2.51m x 1.65m)**



Fitted with a paneled bath with an electric shower over and shower screen, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator and ceiling light point

### **REAR GARDEN**



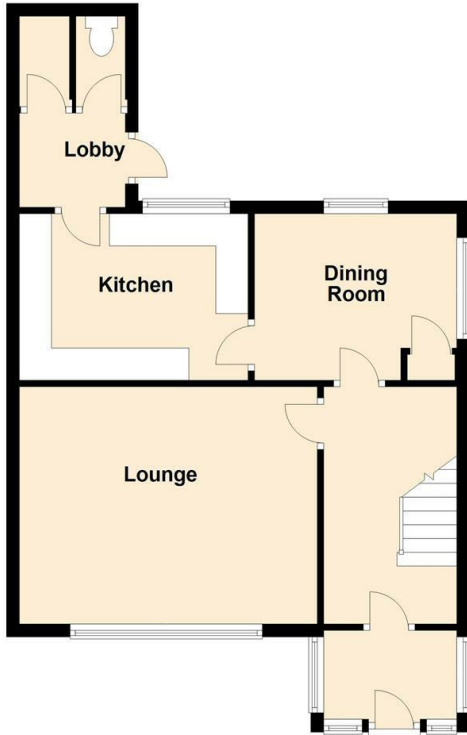
The rear garden is mostly laid to lawn with a section of artificial grass to the fore. There is a timber storage shed and fence and hedging to the perimeters.

## 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.

### Ground Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)

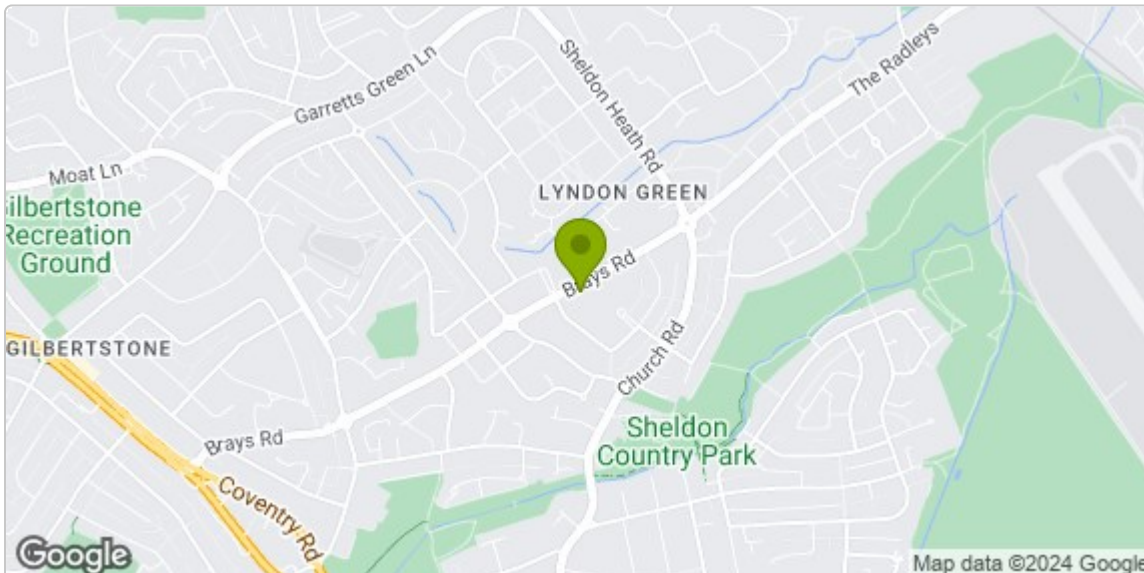
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** A

**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:**  
347 Brays Road Sheldon  
Birmingham B26 2RP

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		77
	63	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	