



Olorenshaw Road, Sheldon

£300,000

- SEMI DETACHED HOUSE
- ENTRANCE HALL
- KITCHEN
- BATHROOM AND SEPARATE WC
- DRIVEWAY AND SIDE GARAGE
- PLANNING PERMISSION GRANTED FOR EXTENSION TO SIDE AND REAR
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A well maintained semi detached house with PLANNING PERMISSION for a two storey side extension and rear extension. This lovely property is located on one of the most sought after roads in B26 with a good range of shops, facilities, the motorway network and Birmingham Airport nearby. Comprising entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and separate WC. Further benefiting from central heating, double glazing, driveway, side garage and good size rear garden.

FRONT

Off road parking via a paved driveway, access to the side garage and steps to a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage area, radiator, original stained glass window to the side, ceiling light point and doors to:-

LOUNGE

10'10 max x 14'5 to bay (3.30m max x 4.39m to bay)



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

DINING ROOM

10'10 max x 13'5 to bay (3.30m max x 4.09m to bay)



UPVC double glazed door to the rear garden, double glazed windows to the rear, radiator, fireplace, power and light points

KITCHEN

7'2 x 7'4 (2.18m x 2.24m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainers with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the rear, power and light points and door the side garage

BEDROOM ONE

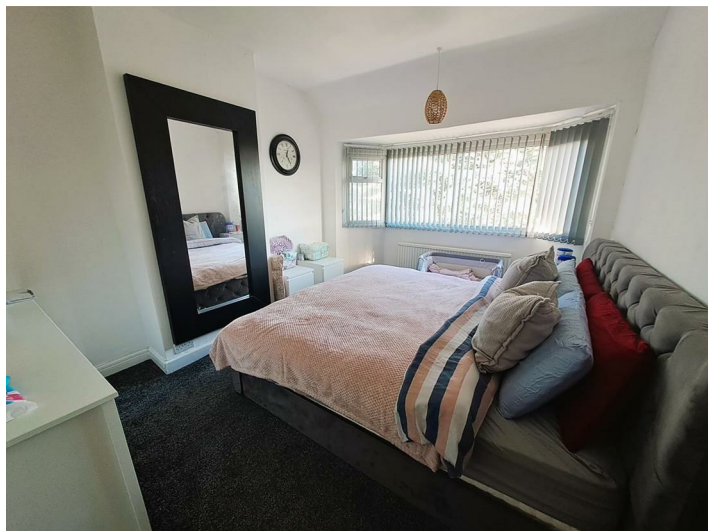
10'7" x 14'4" to bay (3.25 x 4.39 to bay)



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

BEDROOM TWO

10'6 max x 13'6 to bay (3.20m max x 4.11m to bay)



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

BEDROOM THREE

6'2 x 8'7 (1.88m x 2.62m)

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

BATHROOM

7'1 x 5'1 (2.16m x 1.55m)



Fitted with a paneled bath with a mixer shower over and a pedestal sink. Tiling to a full height, opaque double glazed window to the rear, heated towel rail and ceiling light point

SEPARATE WC

Fitted with a low level flush WC, opaque single glazed window to the side and ceiling light point

SIDE GARAGE

7' max x 26'6 (2.13m max x 8.08m)

With metal doors opening onto the driveway, a hardwood opaque glazed door to the rear garden, space and plumbing for appliances, power and light points

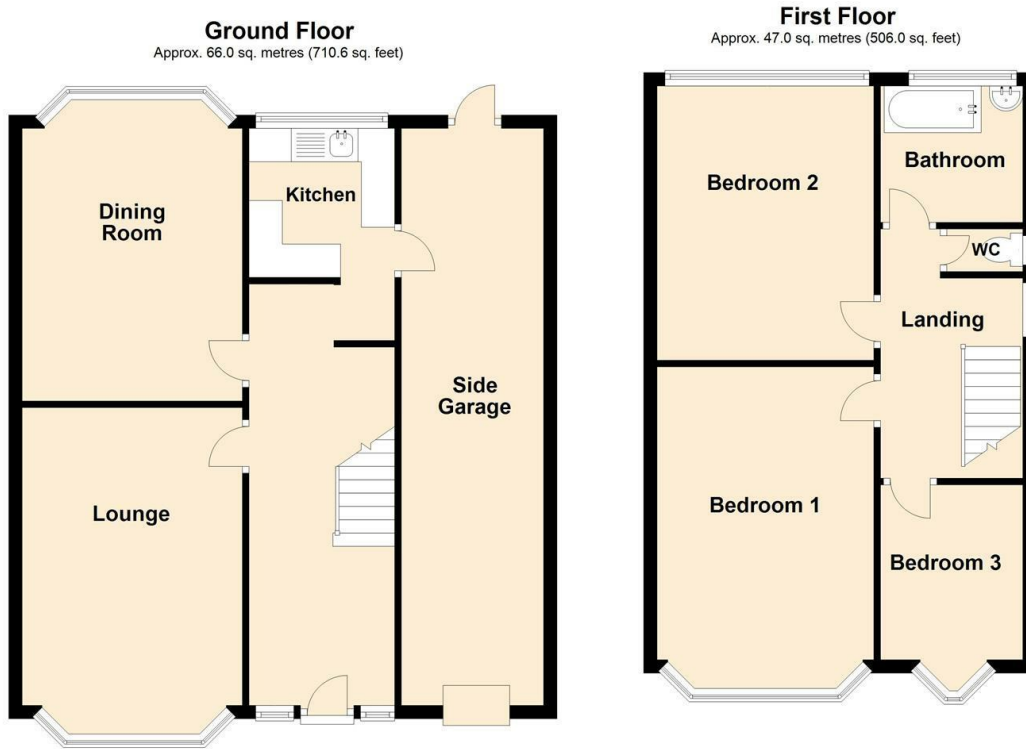
REAR GARDEN



This good sized rear garden is mostly laid to lawn with a patio to the fore and new 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.



Total area: approx. 113.0 sq. metres (1216.6 sq. feet)

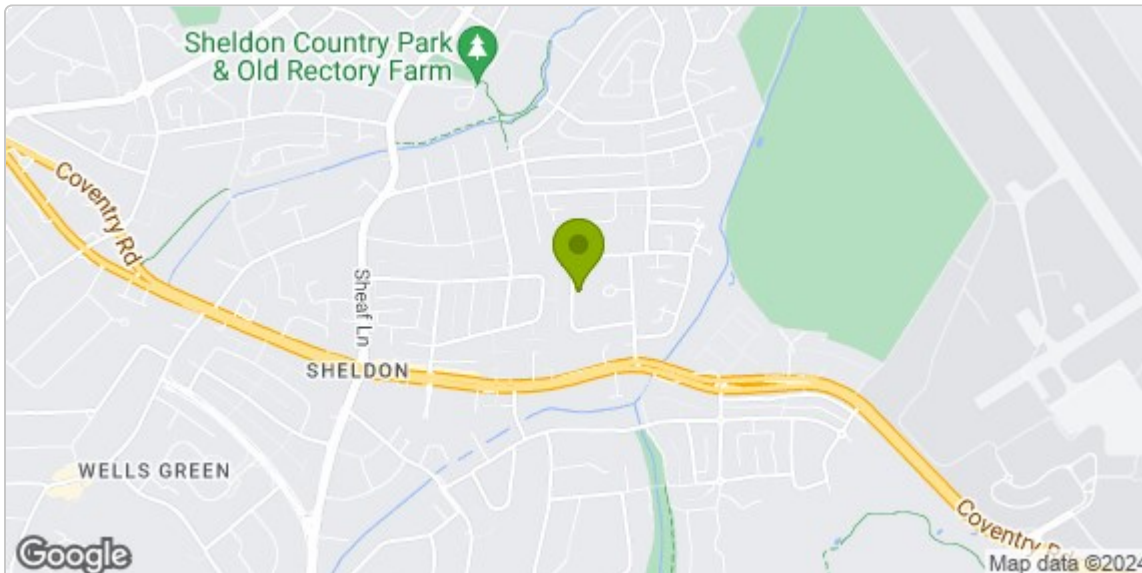
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

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:
59 Olorenshaw Road Sheldon
Birmingham B26 3ND

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	