



Marian Croft, Sheldon

Offers Over £300,000

- STUNNING SEMI DETACHED HOUSE
- LOUNGE & EXTENDED DINING ROOM
- UTILITY
- FOUR PIECE, RE FITTED BATHROOM
- DRIVEWAY & REAR GARAGE
- PORCH & ENTRANCE HALL
- EXTENDED, RE FITTED KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT SOUTH FACING REAR GARDEN

A stunning, extended semi detached house on the most desirable road in Sheldon. This beautiful property has been thoughtfully extended and improved to a very high standard by the current owners and is in a superb location near to a good range of shops, facilities and transport links including the motorway network, International train station and Birmingham airport. Comprising enclosed porch, entrance hall, lounge, extended dining room, extended and re fitted kitchen and utility to the ground floor. Upstairs there are three bedrooms and a four piece, re fitted bathroom. Further benefiting from central heating, double glazing, driveway, pleasant South facing rear garden and rear garage.

FRONT

Off road parking via a block paved driveway and access to UPVC double glazed French doors to:-

ENCLOSED PORCH

Meter cupboard, ceiling light point, tiled floor and an opaque double glazed composite 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:-

LOUNGE

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



Double glazed bay window to the front, two radiators, laminate flooring, power and light points and opening onto:-

EXTENDED LOUNGE/DINER
9'10 max x 18'4 (3.00m max x 5.59m)



UPVC double glazed French doors onto the rear garden, radiator, wood burner with a wooden mantle and stone hearth, laminate flooring, power and light points and opening onto:

EXTENDED, RE FITTED KITCHEN

7'7 max x 10'1 (2.31m max x 3.07m)



Re fitted with a range of units with a work surface over incorporating a ceramic one and a half bowl sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset induction hob over, double glazed French windows to the rear, radiator, tiled floor, power and light points and door to:-

UTILITY

6'4 x 4'3 (1.93m x 1.30m)

Eye level units with a work surface beneath with space and plumbing for a washing machine, tiled floor, power and light points

LANDING

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

BEDROOM ONE
10'4 x 15'4 to bay (3.15m x 4.67m to bay)



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

BEDROOM TWO
9'10 max x 10'9 (3.00m max x 3.28m)



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

BEDROOM THREE
5'11 x 8'7 (1.80m x 2.62m)

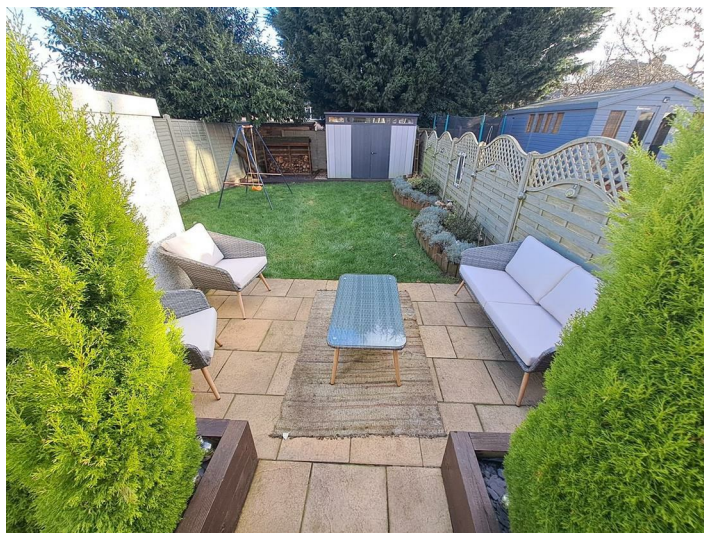
Double glazed window to the front, radiator, built in wardrobe, power and light points

FOUR PIECE, RE FITTED BATHROOM
6'7 max x 8'8 max (2.01m max x 2.64m max)



Re fitted with a roll top bath with claw feet, shower cubicle with a mixer shower and rainfall shower head, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, extractor fan, tiled floor and ceiling light point

SOUTH FACING REAR GARDEN



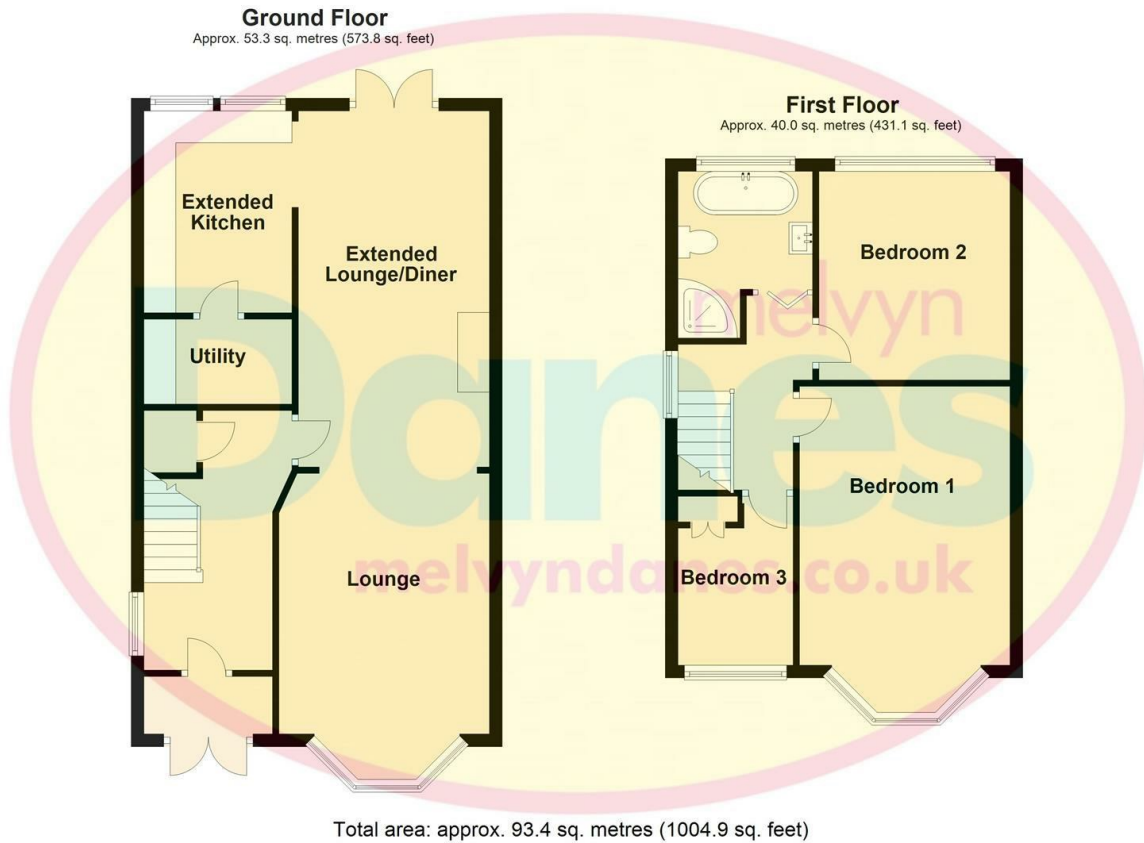
The pleasant rear garden has a timber decked seating area to the fore, paved patio and lawned section. There are raised borders, a wood store, fencing to the perimeters and a gated access to the side of the property

REAR GARAGE

With metal doors to the front and a door to the garden.

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.



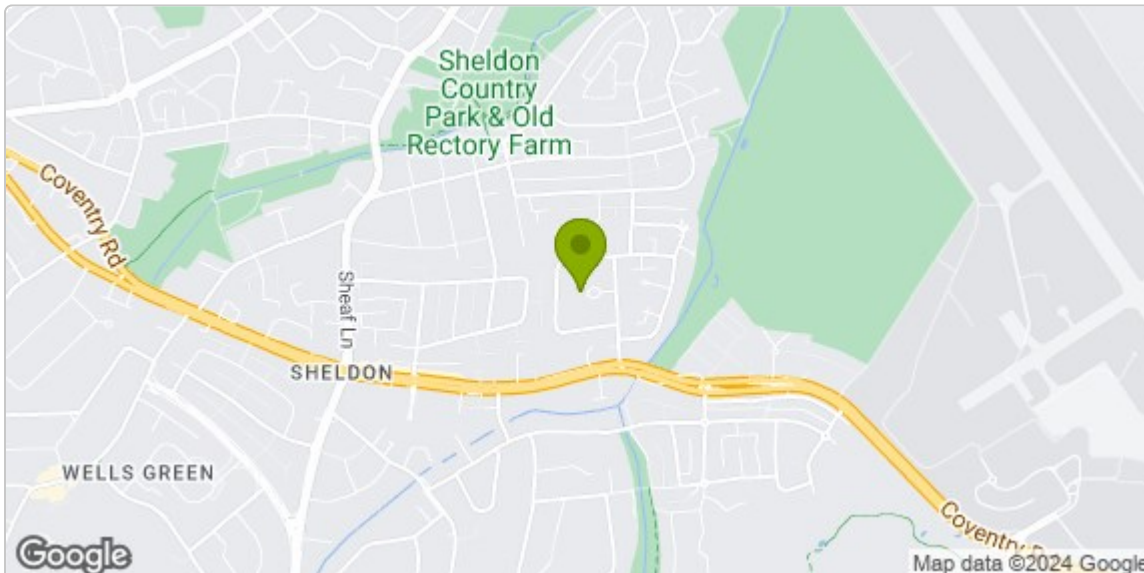
TENURE: We are advised that the property is **FREEHOLD**

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:
10 Marian Croft Sheldon
Birmingham B26 3LZ

Council Tax Band: C

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