

## Benedon Road, Sheldon

**£300,000**

- DETACHED FAMILY HOME
- PORCH & ENTRANCE HALL
- GUEST WC & CONSERVATORY
- RE FITTED BATHROOM
- GOOD SIZE DRIVEWAY & SIDE GARAGE
- PLANNING PERMISSION FOR A TWO STOREY EXTENSION
- LOUNGE & BREAKFAST KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A detached family home with planning permission granted for a two storey side extension - MUST VIEW. This lovely property oozes potential (please see the plans and follow the planning link) and is in a great location near to shops, schools and transport links. Comprising enclosed porch, entrance hall, lounge, breakfast kitchen, conservatory and guest WC to the ground floor. Upstairs there are three bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, driveway for multiple vehicles, side garage and rear garden.

### FRONT

Off road parking for multiple vehicles via a block paved driveway with a wall and railings to the perimeter, access to the side garage and UPVC double glazed doors to:-

### ENCLOSED PORCH

Double glazed windows to the front and sides, meter cupboard, tiled floor and a hardwood glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, ceiling light point and doors to:-

### LOUNGE

**9'7 max x 15'11 to bay (2.92m max x 4.85m to bay)**



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

### GUEST WC

Fitted with a low level flush WC and a guest sink. Tiling to splash prone areas, laminate flooring, storage cupboard and ceiling light point

### BREAKFAST KITCHEN

**16'8 max x 10'4 max (5.08m max x 3.15m max)**



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a a one and a half bowl stainless steel sink/drainer with mixer tap

and metro style tiling to splash prone areas. Gas cooker with an extractor hood over and stainless steel splash back and breakfast bar. Double glazed window to the rear, door to the side garage, radiator, tiled floor, power and light points and double glazed patio doors to:-

### CONSERVATORY

**11'5 max x 11'3 max (3.48m max x 3.43m max)**

UPVC double glazed French doors to the rear garden, double glazed windows to the rear and sides, laminate flooring, power and light points

### SIDE GARAGE

**11' max x 16' max (3.35m max x 4.88m max)**

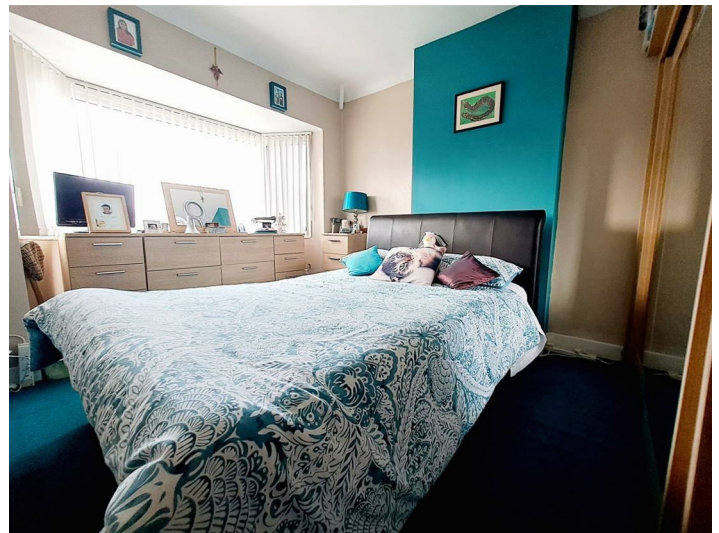
With timber doors opening onto the driveway, UPVC opaque double glazed door to the rear garden, wall mounted boiler, space an plumbing for appliances, power and light points

### LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-

### BEDROOM ONE

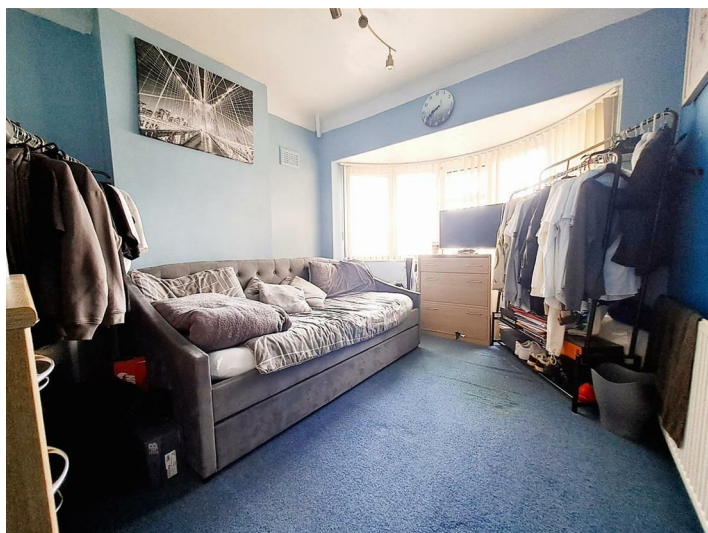
**9'8 max x 13'8 to bay (2.95m max x 4.17m to bay)**



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



**BEDROOM TWO**  
**9'9 max x 12'8 to bay (2.97m max x 3.86m to bay)**



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

**BEDROOM THREE**  
**6'9 x 7'10 (2.06m x 2.39m)**

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

**RE FITTED BATHROOM**  
**5'1 max x 7'10 max (1.55m max x 2.39m max)**



Re 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 front, heated towel rail, extractor fan and ceiling spot lights

**REAR GARDEN**



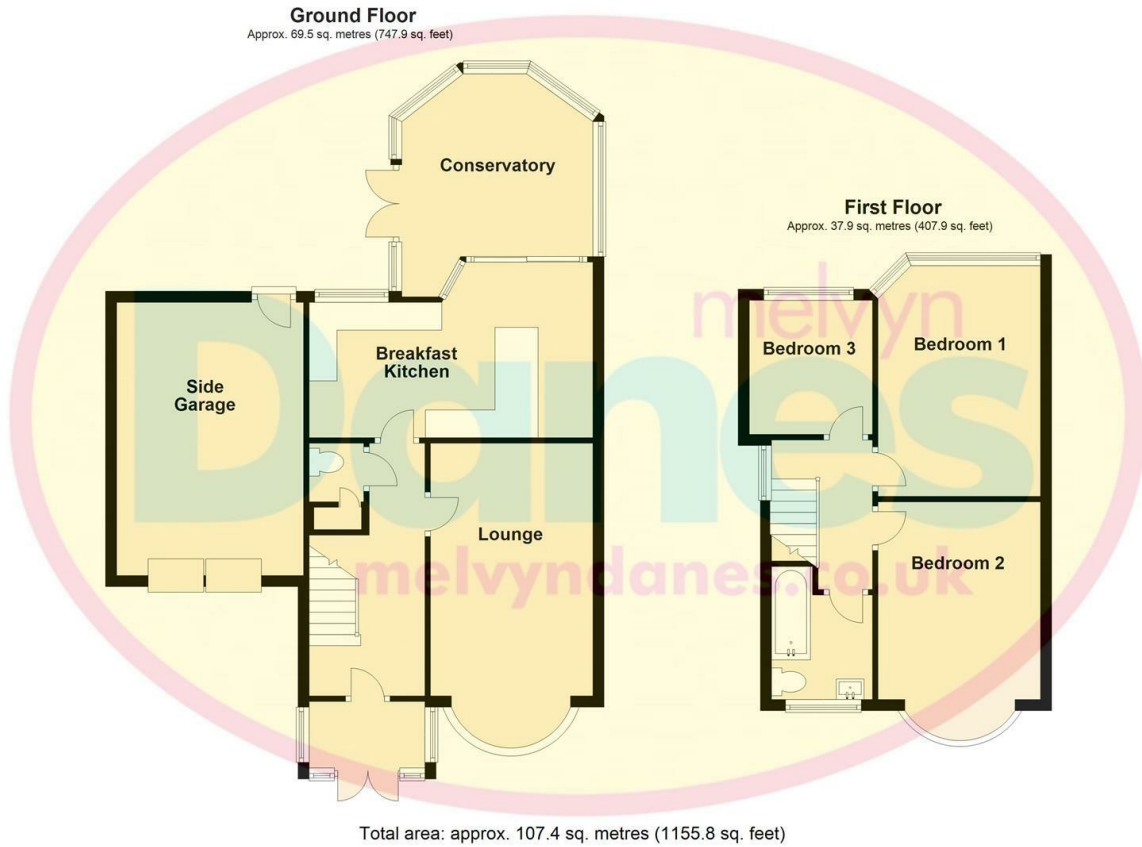
The rear garden is mostly laid to lawn with a patio to the fore. There is a timber storage shed, fencing to the perimeter and a gated access leading to the front of the property

**PLANNING PERMISSION**

Planning permission has been granted for a two storey side extension -  
<https://eplanning.birmingham.gov.uk/Northgate/PlanningExplorer/PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=1210832&XSLT=/Noi>

## 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.



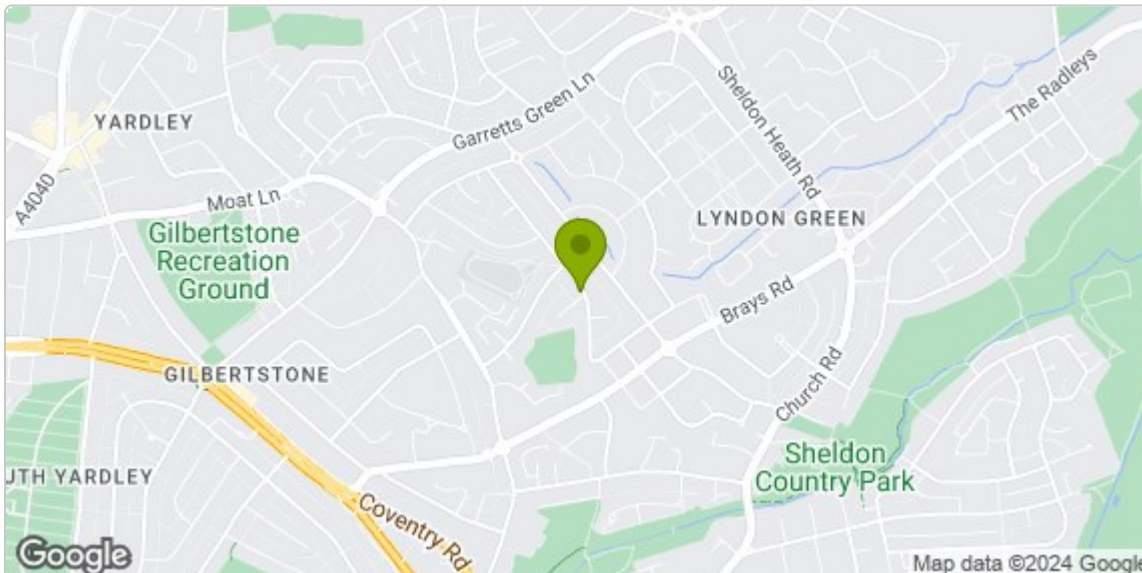
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
107 Benedon Road Sheldon  
Birmingham B26 2UR

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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	