



Olorenshaw Road, Sheldon

£289,950

- LARGER STYLE SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN & UTILITY/OFFICE
- RE FITTED BATHROOM & SEPARATE WC
- DRIVEWAY
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- THREE BEDROOMS WITH BUILT IN FURNITURE
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A very well presented, larger style semi detached house on a sought after road in B26 with NO ONWARD CHAIN.

FRONT

Off road parking via a block paved driveway, raised border and access to a UPVC double glazed door to:-

PORCH

Double glazed windows to the front, ceiling light point, tiled floor and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, radiator, ceiling light point and doors to:-

RECEPTION ONE

10'9 max x 14'8 to bay (3.28m max x 4.47m to bay)



Double glazed bay window to the front, radiator, pewter fireplace with a slate hearth, solid oak flooring, power and light points

RECEPTION TWO

9'9 x 12'9 to bay (2.97m x 3.89m to bay)



UPVC double glazed door to the rear garden, double glazed windows to the rear, radiator, solid oak flooring, power and light points

RE FITTED, EXTENDED KITCHEN 13'11 max x 11'4 max (4.24m max x 3.45m max)



Re fitted with a good range of eye level, drawer and base units with a work surface over incorporating a resin sink/drainer with flexi hose tap and tiling to splash prone areas. Space for a range cooker with an extractor hood over, space and plumbing for a washing machine, UPVC double glazed French doors to the rear garden, double glazed window to the rear, radiator, power and light points

UTILITY/OFFICE

6' x 11'3 (1.83m x 3.43m)



Fitted with a range of eye level, drawer and base units with a work surface over and tiling to splash prone areas. Integrated fridge and freezer and space for an integrated tumble dryer, built in office desk, double glazed window to the front, vertical radiator, power and light points

LANDING

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

BEDROOM ONE
10'8 x 15'2 to bay (3.25m x 4.62m to bay)



Double glazed bay window to the front, radiator, built in wardrobes, drawers, dressing table and cupboard, laminate flooring, power and light points

BEDROOM TWO
8'8 min x 10'6 (2.64m min x 3.20m)



Double glazed window to the rear, radiator, built in wardrobe and storage cupboards, laminate flooring, power and light points

BEDROOM THREE
6'2 x 8'3 (1.88m x 2.51m)

Double glazed window to the front, built in cabin bed, wardrobe, desk and overhead storage, power and light points

RE FITTED BATHROOM
6'8 x 5'4 (2.03m x 1.63m)



Re fitted with a P shaped bath with a bar shower over and shower screen and a vanity sink. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, tiled floor and ceiling light point

SEPARATE WC

Re fitted with a low level flush WC, tiling to a full height, opaque double glazed window to the side and ceiling light point

USABLE LOFT SPACE
11'1 x 14' max (3.38m x 4.27m max)

Velux window to the rear, storage into the eaves, power and light points

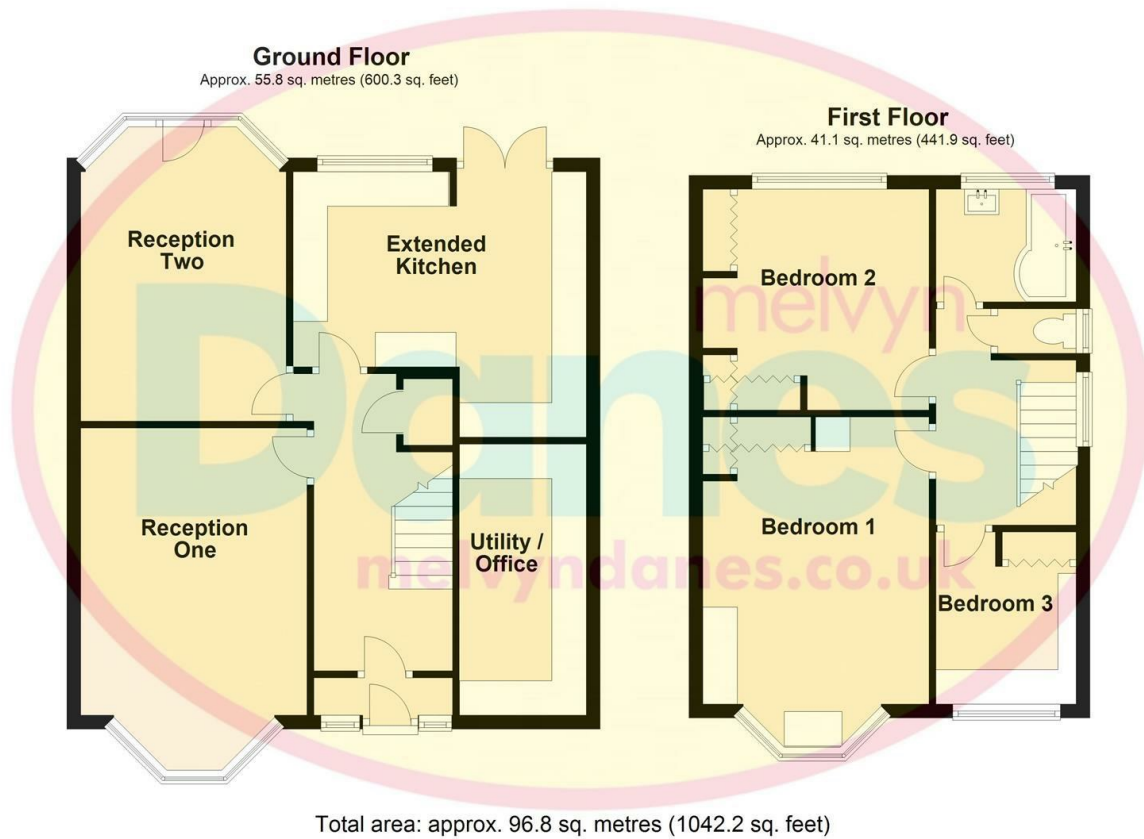
REAR GARDEN



The rear garden is mostly paved for easy maintenance with a lawned section and an awning over the patio. There are shrub borders, fencing to the perimeters and two timber storage sheds with electrics.

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.



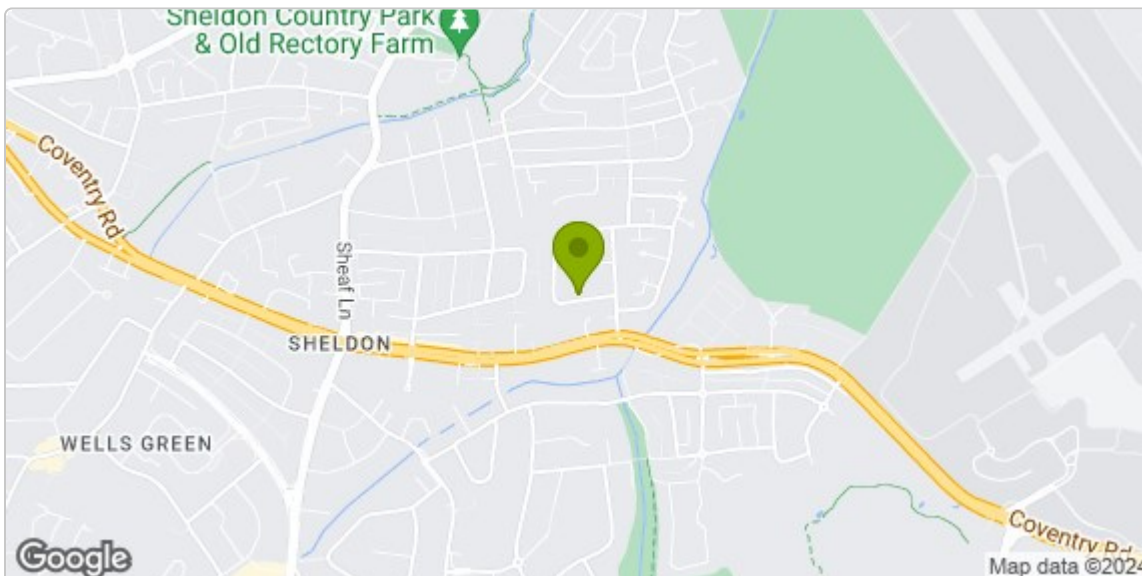
TENURE: We are advised that the property is **FREEHOLD**

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:
27 Olorenshaw Road Sheldon
Birmingham B26 3NE

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	