



Beechmore Road, Sheldon

£280,000

- EXTENDED SEMI DETACHED HOUSE
- TWO SEPARATE RECEPTION ROOMS
- UTILITY & GUEST WC
- RE FITTED BATHROOM
- DRIVEWAY
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well presented, extended semi detached house on a popular road in B26. In a superb location near to a good range of shops, facilities and transport links. Comprising porch, entrance hall, lounge, dining room, extended kitchen, utility 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 and rear garden.

FRONT

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

PORCH

Ceiling light point and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, two radiators, power and light points and doors to:-

DINING ROOM

10'11 max x 12'10 to bay (3.33m max x 3.91m to bay)



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

LOUNGE

10'5 max x 14'4 to bay (3.18m max x 4.37m to bay)



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

GUEST WC

Fitted with a low level flush WC and a guest sink, extractor fan and ceiling light point

EXTENDED BREAKFAST KITCHEN

7'9 x 18'2 (2.36m x 5.54m)



Fitted with a good range of eye level, drawer and base units with a quartz work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and metro style tiling to splash prone areas. Fitted double electric oven/grill, inset gas hob with an extractor hood over and an integrated dish washer. Breakfast bar, UPVC double glazed French doors onto the rear garden, radiator, sky lights, power and light points and door to:-

UTILITY AREA

5'6 max x 27'2 max (1.68m max x 8.28m max)

Eye level units, work surface, Belfast style sink with a mixer tap and space and plumbing for appliances. Wall mounted boiler, UPVC opaque double glazed doors to the front and rear of the property, power and light points

LANDING

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

BEDROOM ONE

8'10 min x 14'4 to bay (2.69m min x 4.37m to bay)



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

BEDROOM TWO

10'11 max x 12'10 to bay (3.33m max x 3.91m to bay)



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

BEDROOM THREE

6'5 x 8'6 (1.96m x 2.59m)

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

RE FITTED BATHROOM

5'5 x 8'7 (1.65m x 2.62m)



Re fitted with a white suite comprising P shaped bath with a bar shower over, rainfall shower head and shower screen, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, heated towel rail and ceiling spot lights

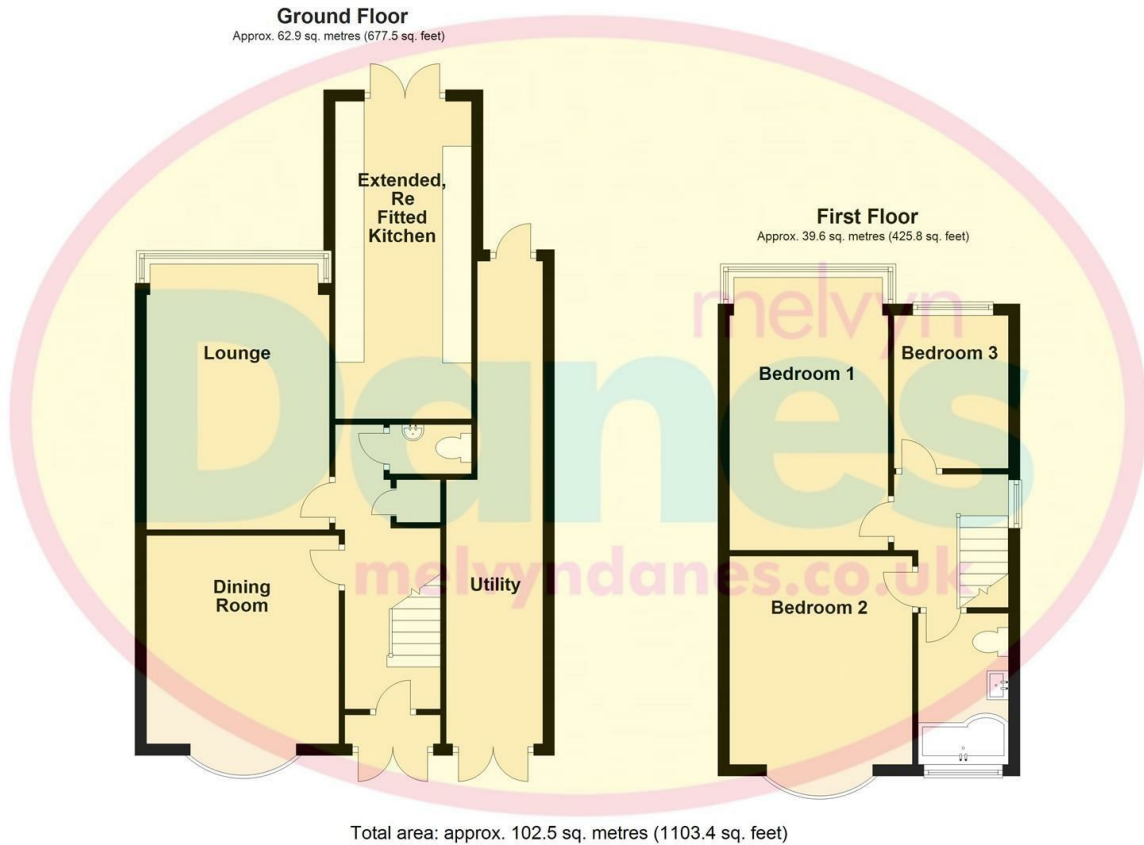
REAR GARDEN



The front garden is mostly laid to lawn with a patio to the fore and rear, shrub borders and 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.



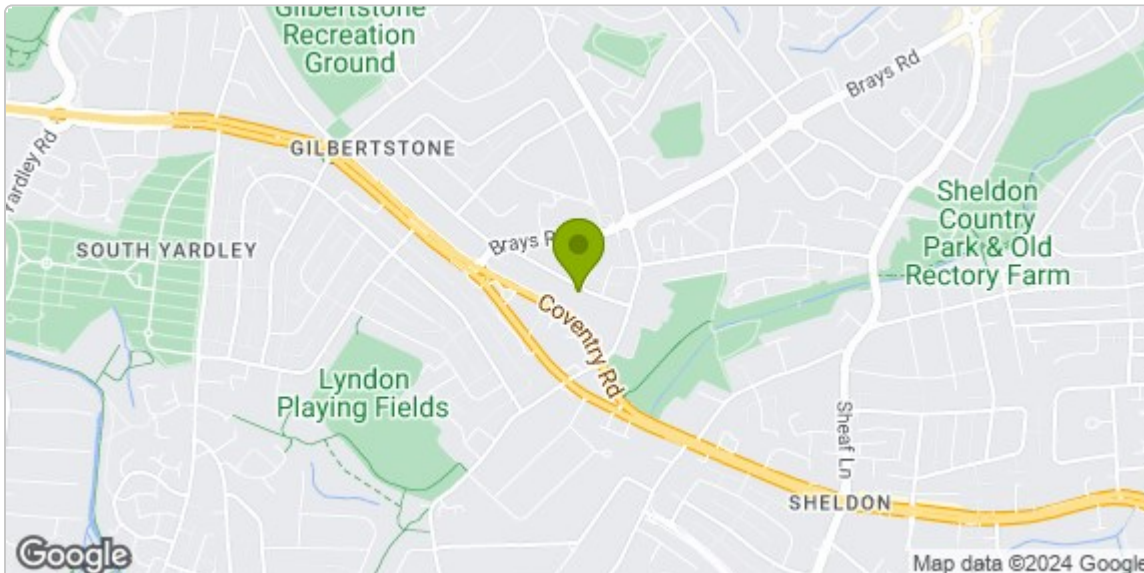
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: B

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:
71 Beechmore Road Sheldon
Birmingham B26 3AR

Council Tax Band: B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 74 |
| | 53 | |
| England & Wales | EU Directive 2002/91/EC | |