



# Elmay Road, Sheldon

## Offers Over £195,000

- SEMI DETACHED BUNGALOW
- PORCH & ENTRANCE HALL
- KITCHEN & CONSERVATORY
- RE FITTED SHOWER ROOM
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARAGE



A semi detached bungalow on a popular road in Sheldon with NO ONWARD CHAIN. This property has so much potential and is a complete blank canvas to make your own. Comprising enclosed porch, entrance hall, lounge, kitchen, conservatory, three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, gardens to the front and rear and rear garage.

### FRONT

The front garden is paved with flower and shrub borders and access to a UPVC double glazed door to:-

### ENCLOSED PORCH

Double glazed windows to the front and side and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Loft access, radiator, power and light points and doors to:-

### LOUNGE

**11'9 max x 12'6 min (3.58m max x 3.81m min)**



UPVC double glazed patio doors to the rear garden, radiator, marble fireplace with an electric fire, power and light points and door to:-

### KITCHEN

**6'8 x 11'10 (2.03m x 3.61m)**



The kitchen has a range of eye level, drawer and base units with a work surface over incorporating a sink/drainers with a mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the side, power and light points and opening onto:-

### CONSERVATORY

**8'7 x 6'5 min (2.62m x 1.96m min)**



UPVC double glazed French doors to the rear garden, double glazed windows to the rear and sides, radiator, tiled floor, power and light points

### BEDROOM ONE

**10'10 x 12'10 to bay (3.30m x 3.91m to bay)**



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



## **BEDROOM TWO**

**7'3 max x 12' max (2.21m max x 3.66m max)**



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

## **BEDROOM THREE**

**7'9 x 9'1 (2.36m x 2.77m)**

Double glazed window to the side, radiator, wall mounted boiler, power and light points

## **RE FITTED SHOWER ROOM**

**5'8 x 7'8 (1.73m x 2.34m)**



Re fitted with a shower cubicle with a bar shower and a rainfall shower head, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, radiator, extractor fan and ceiling light point

## **REAR GARDEN**



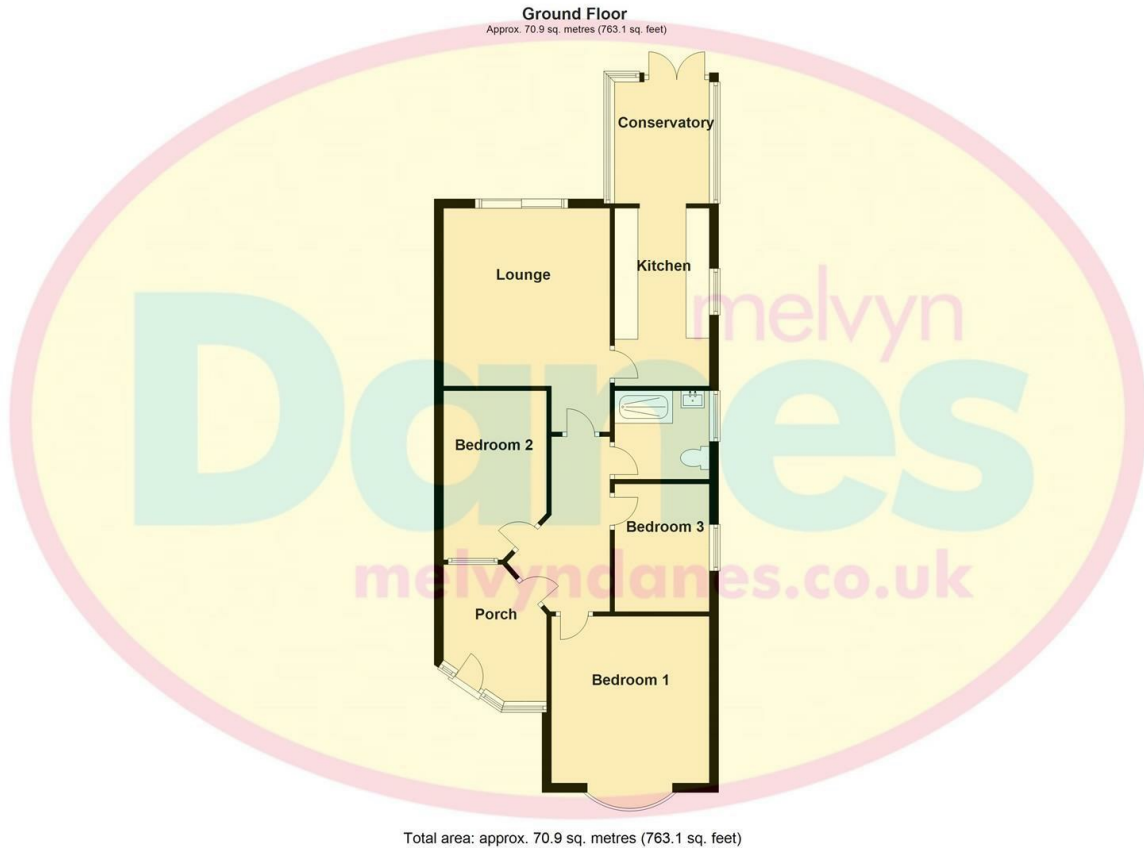
The rear garden is paved for ease of maintenance with raised flower beds, there is fencing to the perimeters, a gated access to the front of the property and access to:-

## **REAR GARAGE**

With doors to the rear vehicular service road, power and light points.

## 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.



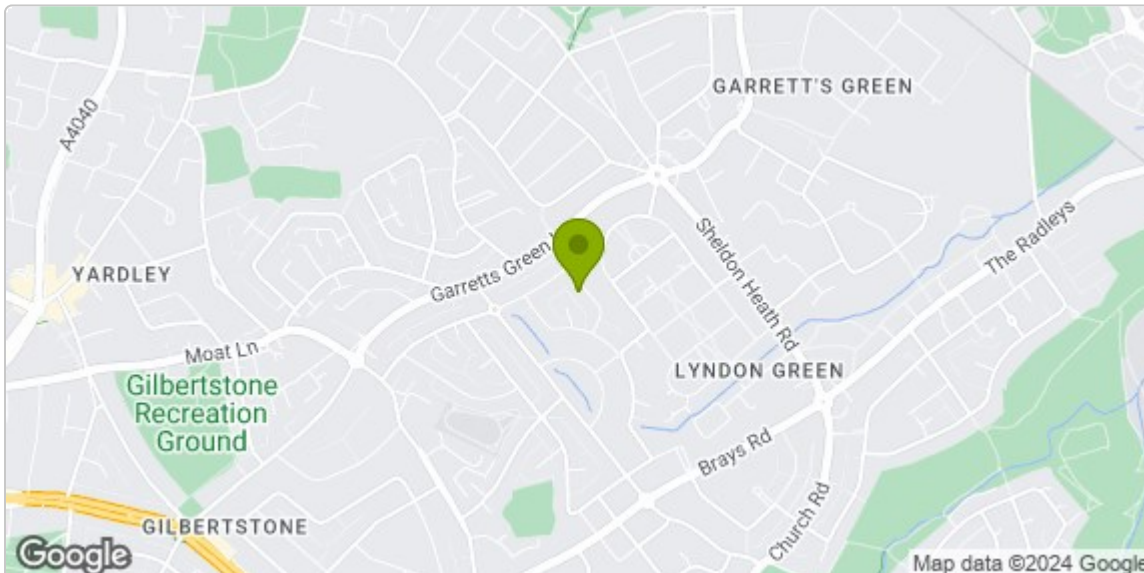
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
141 Elmay Road Sheldon  
Birmingham B26 2QU

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(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	