

# Whitecroft Road, Sheldon

**£195,000**

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- CENTRAL HEATING
- GARDENS TO THE FRONT & REAR



A "blank canvas" semi detached house on a popular road in Sheldon with no onward chain. This lovely property has so much potential and would make the perfect first time purchase. In a great location near to a good range of shops, facilities and transport links and comprising: porch, entrance hall, two reception rooms and kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing and gardens to the front and rear.

### FRONT

The front garden is graveled with shrubs, wall and fencing to the perimeters and a path to a UPVC double glazed door to:-

### PORCH

Meter cupboard and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, two opaque double glazed windows to the front, radiator, laminate flooring, ceiling light point and doors to:-

### RECEPTION ROOM ONE

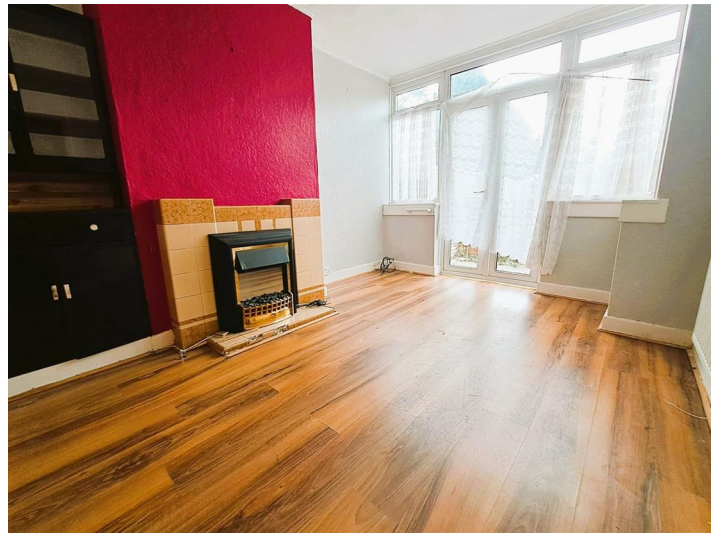
9'10 max x 12' to bay (3.00m max x 3.66m to bay)



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

### RECEPTION ROOM TWO

9'10 max x 12'8 to bay (3.00m max x 3.86m to bay)



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

### KITCHEN

5'9 x 6'2 (1.75m x 1.88m)



The kitchen has an eye level unit, two base units with a work surface over incorporating a stainless steel sink/drainage and tiling to splash prone areas. Double glazed window to the rear, radiator, power and light points and a UPVC opaque double glazed door to:-

### COVERED SIDE PASSAGE

UPVC door to the front, UPVC double glazed door to the garden, double glazed window to the side, power and light points, door to the storage shed and door to the WC

### LANDING

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



### **BEDROOM ONE**

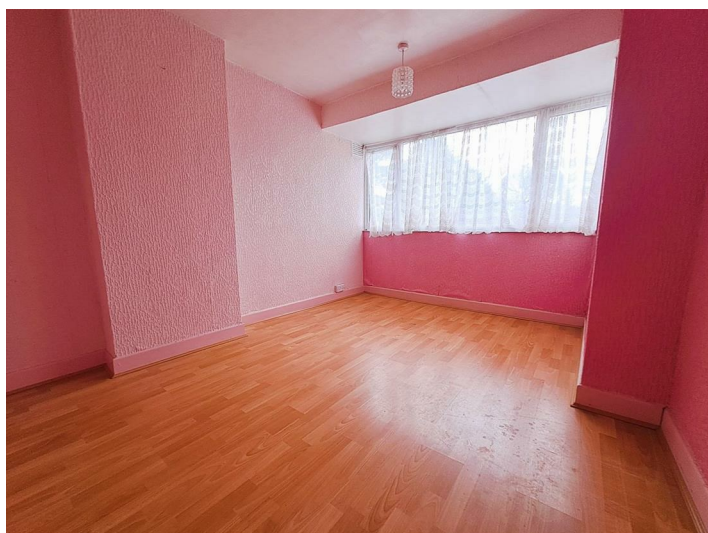
**9'11 max x 12'7 to bay (3.02m max x 3.84m to bay)**



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

### **BEDROOM TWO**

**9'11 max x 12'7 to bay (3.02m max x 3.84m to bay)**



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

### **BEDROOM THREE**

**5'10 x 6'4 (1.78m x 1.93m)**

Double glazed window to the front, radiator and ceiling light point

### **BATHROOM**

**5'8 x 6'1 (1.73m x 1.85m)**



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator airing cupboard housing the boiler and ceiling light point

### **REAR GARDEN**



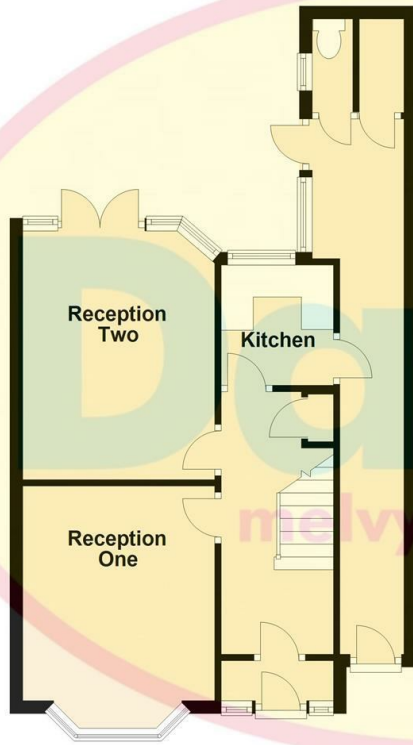
This good sized rear garden is mostly laid to lawn with flower and shrub borders, a metal storage shed and fencing to the perimeters.

## 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.

### Ground Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



### First Floor

Approx. 35.4 sq. metres (380.5 sq. feet)



Total area: approx. 82.2 sq. metres (885.1 sq. feet)

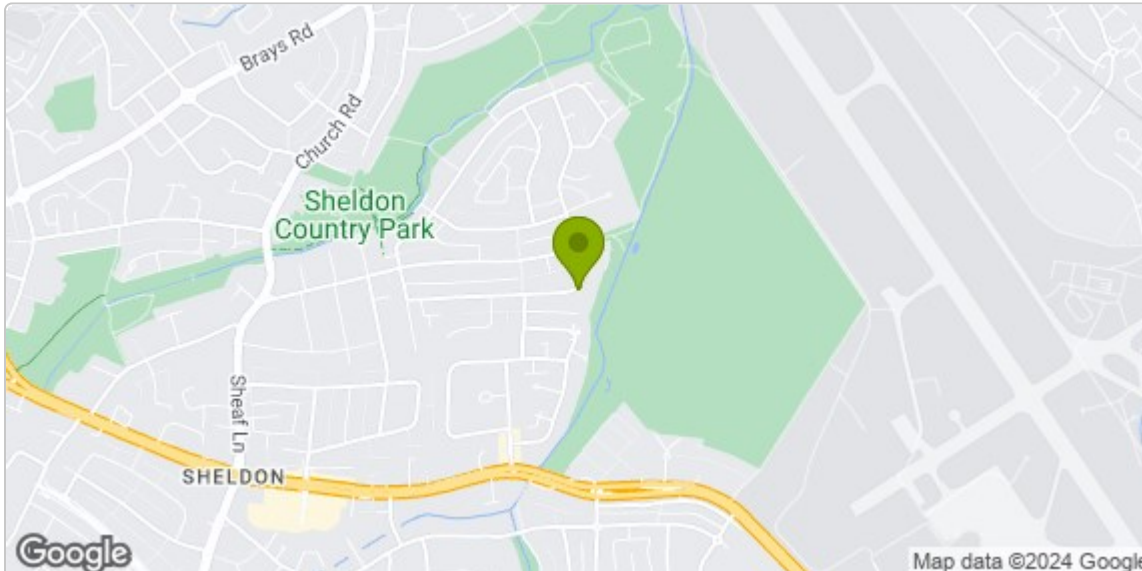
**TENURE:** We are advised that the property is FREEHOLD

**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:**  
149 Whitcroft Road Sheldon  
Birmingham B26 3RL

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC