



# Fallindale Road,

## £220,000

- SEMI DETACHED HOUSE
- LOUNGE/DINER
- SUN LOUNGE
- RE FITTED SHOWER ROOM
- POTENTIAL FOR OFF ROAD PARKING
- PORCH & ENTRANCE HALL
- KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN WITH SUMMER HOUSE

A well presented and much improved semi detached house on a popular road in Sheldon. This lovely property would make the perfect first time purchase and is in a great location near to a a good range of shops, schools and transport links. Comprising porch, entrance hall, lounge/diner kitchen and sun lounge to the ground floor. Upstairs there are three bedrooms and the shower room. Further benefiting from central heating, double glazing, potential for off road parking and rear garden with a summer house.

### **FRONT**

Potential for off road parking via a graveled frontage with access to UPVC double glazed doors to:-

### **ENCLOSED PORCH**

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

### **ENTRANCE HALL**

Stairs to the first floor, doors to the under stairs storage cupboards, opaque single glazed window to the front, radiator, laminate flooring, power socket and opening onto:-

### **LOUNGE/DINER**

**15'11 max x 19'5 max to bay (4.85m max x 5.92m max to bay)**



Double glazed bay window to the front, two radiators and a feature media wall. UPVC opaque double glazed window to the side, laminate flooring door to the kitchen, power and light points and double glazed patio doors to:-

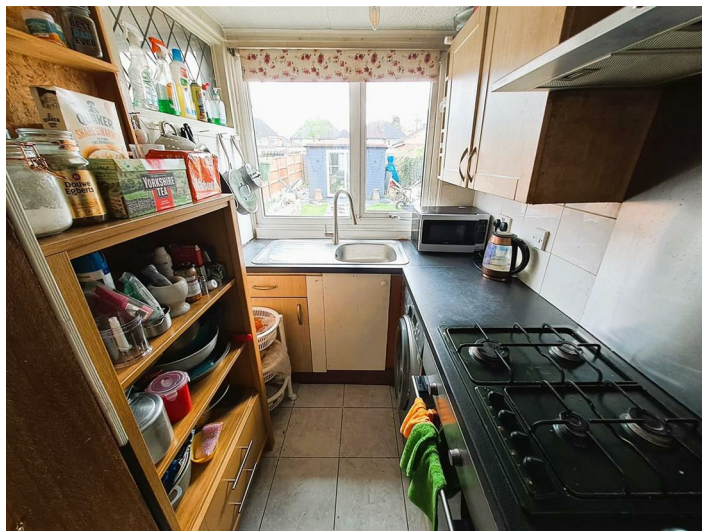
### **SUN LOUNGE**

**8'11 x 5'11 (2.72m x 1.80m)**

UPVC double glazed door to the rear garden, single glazed windows to the rear and ceiling light point

### **KITCHEN**

**5'4 x 6'3 (1.63m x 1.91m)**



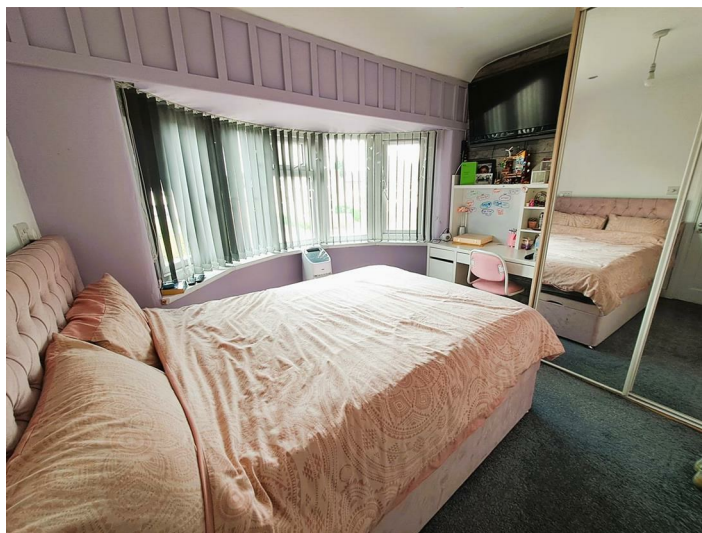
Base and wall units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with a gas hob and extractor hood over and space and plumbing for a washing machine. Double glazed window to the rear, tiled floor, power and light points

### **LANDING**

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

### **BEDROOM ONE**

**10'3 excluding wardrobes x 10'5 to bay (3.12m excluding wardrobes x 3.18m to bay)**



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

## BEDROOM TWO

8'11 max x 8'1 (2.72m max x 2.46m )



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

## BEDROOM THREE

5'8 max x 6'6 max (1.73m max x 1.98m max)

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

## SHOWER ROOM

4'7 x 4'9 (1.40m x 1.45m)



Fitted with a shower cubicle with a bar shower, 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 light point

## REAR GARDEN



The rear garden is laid to lawn with a fence to the perimeter, a hard standing for a garage to the rear and access to:-

## SUMMER HOUSE

11'6 x 9'9 (3.51m x 2.97m)

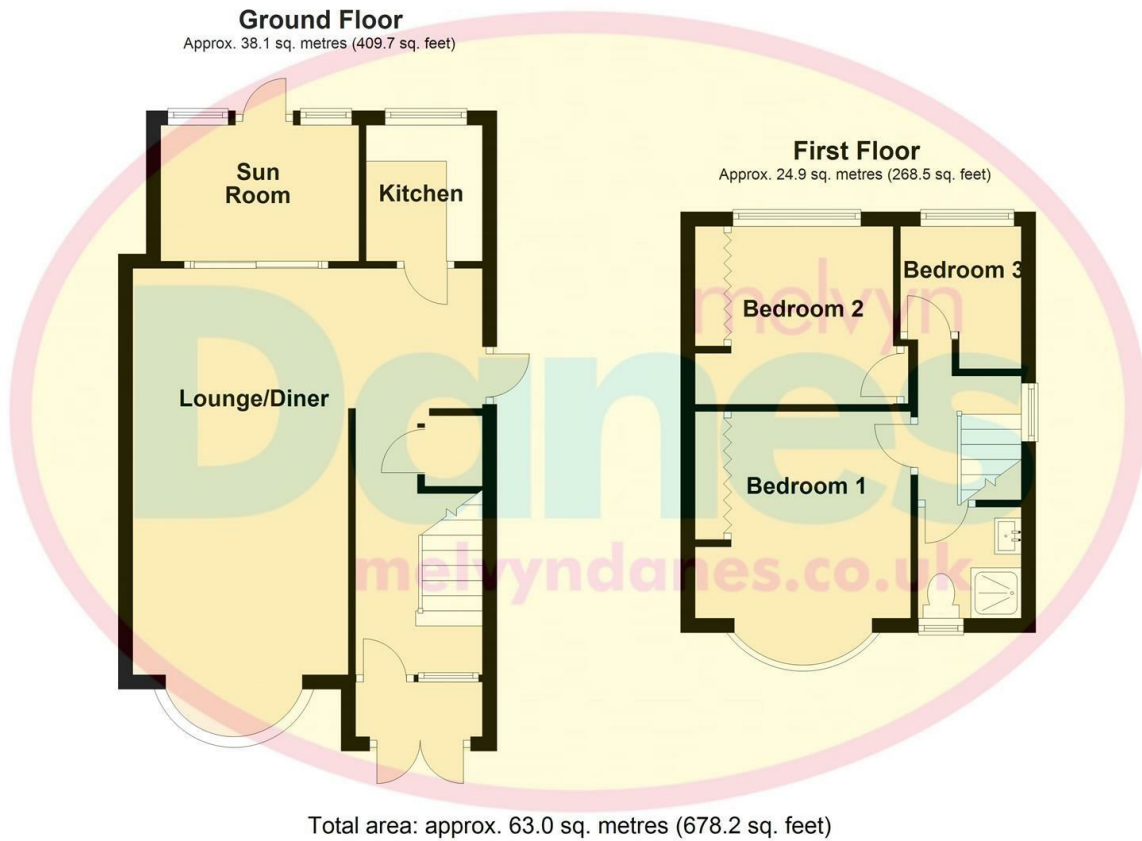
Double glazed patio doors to the garden, fuse box, tiled floor, power and light points

## BUILDING MATERIALS

The building materials in the garden are for a rear extension and the vendor will leave these free of charge to the buyer's.

## 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:**  
99 Fallindale Road  
Birmingham B26 3YR

**Council Tax Band:** B

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