



Honeybourne Road, Sheldon

Offers Over £210,000

- REFURBISHED TERRACED HOUSE
- ENCLOSED PORCH
- RE FITTED KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE/DINER
- UTILITY/WC
- RE FITTED BATHROOM
- OFF ROAD PARKING & REAR GARDEN

Attention first time buyers! A superb, refurbished mid terraced house with no onward chain. This lovely property is ready to move into with no work required and comprises: enclosed porch, lounge/diner, re fitted kitchen and a utility/WC to the ground floor. Upstairs there are three bedrooms and the re fitted bathroom. Further benefiting from central heating, double glazing, off road parking and rear garden.

FRONT

Off road parking via a concrete and graveled frontage and a path to a UPVC opaque double glazed door to:-

PORCH

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

LOUNGE/DINER

21'5 max x 12'4 max (6.53m max x 3.76m max)



Double glazed windows to the front, two radiators, doors to the utility and lobby and opening onto:-

RE FITTED KITCHEN

10' max x 8'1 max (3.05m max x 2.46m max)



The kitchen has been re fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainers with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset electric hob and extractor hood over and a wall mounted boiler (concealed behind a cupboard). UPVC opaque double glazed door to the rear garden, double glazed window to the rear, radiator, laminate flooring, power and light points

UTILITY/WC

Fitted with a base unit with a work surface over incorporating a stainless steel sink with mixer tap and tiling to splash prone areas. Space an plumbing for a washing machine, low level flush WC, radiator, extractor fan, power and light points

LOBBY

UPVC opaque double glazed door to the side entrance, double glazed window to the rear and radiator. Stairs to the first floor, meter cupboard and ceiling light point

LANDING

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

BEDROOM ONE

10'3 max x 10'4 max (3.12m max x 3.15m max)



Two double glazed windows to the front, radiator, power and light points

BEDROOM TWO

10'9 max x 8'11 max (3.28m max x 2.72m max)



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

BEDROOM THREE

7'3 max x 9'1 max (2.21m max x 2.77m max)

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

RE FITTED BATHROOM 6'3 x 7'8 (1.91m x 2.34m)



Re fitted with an L shaped bath with a mixer shower over and shower screen, pedestal sink and a low level WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, extractor fan and ceiling light point

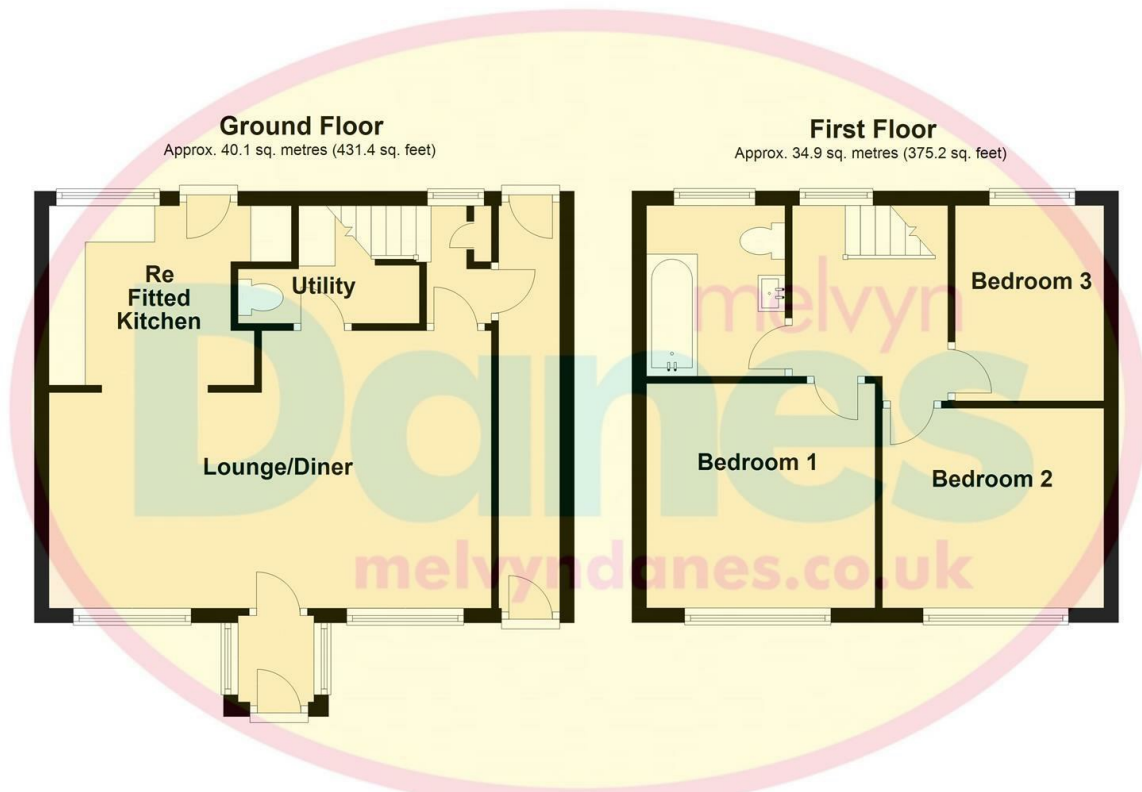
REAR GARDEN



The rear garden has a patio to the fore and a lawned section. There is a timber decked seating area 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.



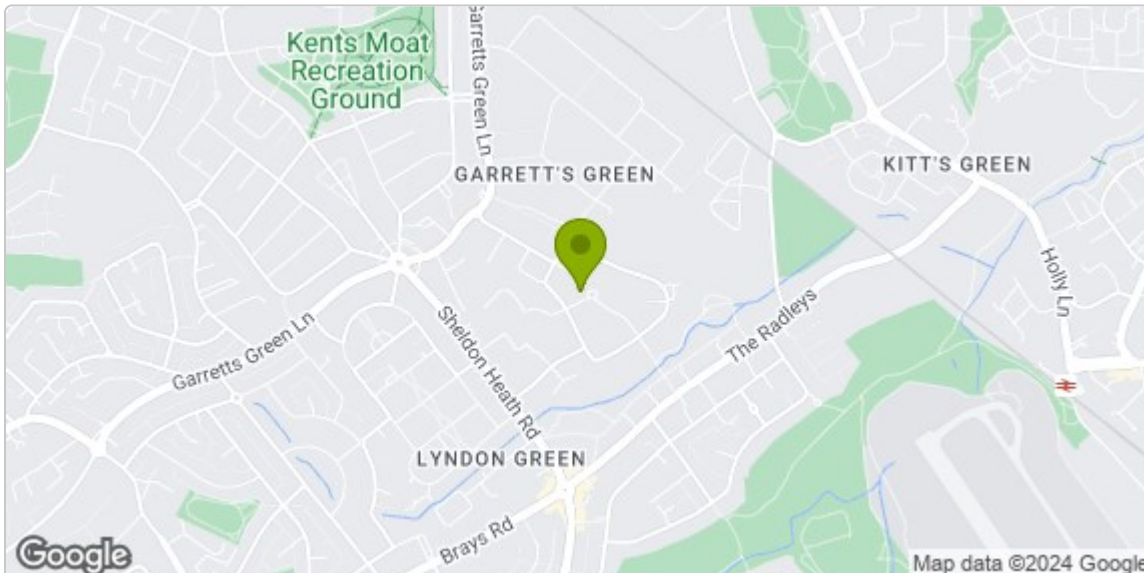
TENURE: We are advised that the property is FREEHOLD

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:
12 Honeybourne Road
Sheldon Birmingham B33 0RP

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC