



Coventry Road, Sheldon

Offers Over £235,000

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL & DOUBLE GLAZING
- REAR GARDEN
- PORCH & ENTRANCE HALL
- EXTENDED, RE FITTED KITCHEN
- RE FITTED SHOWER ROOM
- DRIVEWAY WITH EV CHARGING POINT
- REAR GARAGE

A well presented, extended semi detached house on a popular road in Sheldon. This property would make the ideal first time purchase and is in a great location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge, dining room and extended, re fitted kitchen to the ground floor. Upstairs there are three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, central heating, driveway, rear garage and rear garden.

FRONT

Off road parking via a tarmac driveway, EV charging point and access to a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and side, laminate flooring, wall light and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, opaque double glazed window to the side, radiator, laminate flooring, power and light points and doors to:-

LOUNGE

10'8 max x 13'8 to bay (3.25m max x 4.17m to bay)



Double glazed patio doors to the rear garden, gas stove with a wooden mantle, laminate flooring, power and light points and opening onto:-

DINING ROOM

11'2 max x 13' to bay (3.40m max x 3.96m to bay)



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

EXTENDED, RE FITTED KITCHEN
5'8 x 17'6 (1.73m x 5.33m)

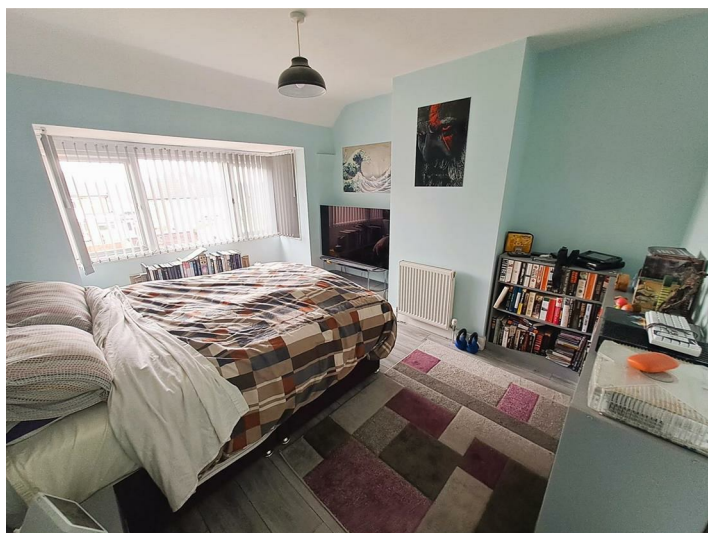


Re fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainers with mixer tap and laminate splash backs. Fitted electric oven, inset ceramic hob with a perspex splash back and extractor hood over and space and plumbing for other appliances. Double glazed windows to the rear and side, hardwood glazed door to the rear garden, radiator, laminate flooring, power and light points

LANDING

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

BEDROOM ONE
10'8 max x 11'4 excluding bay (3.25m max x 3.45m excluding bay)



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

BEDROOM TWO
9'6 max excl wardrobes x 10'9 excl bay (2.90m max excl wardrobes x 3.28m excl bay)

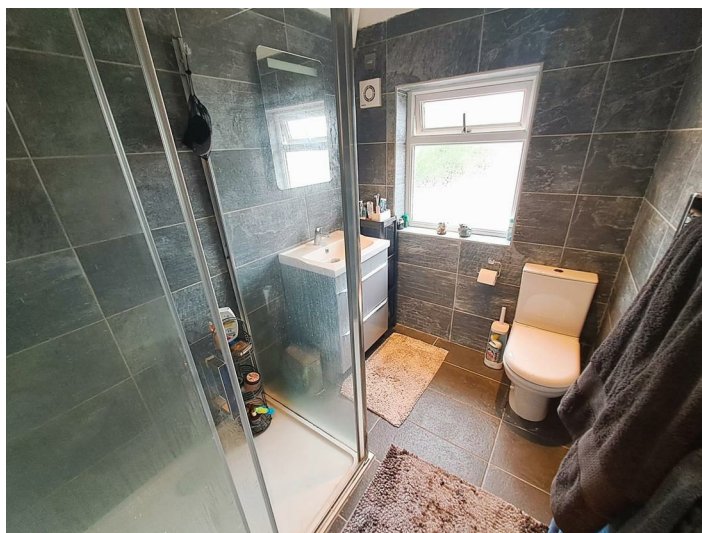


Double glazed half bay window to the front, radiator, fitted wardrobes, laminate flooring, power and light points

BEDROOM THREE
5'10 x 6'11 (1.78m x 2.11m)

Double

SHOWER ROOM
5'10 x 7'9 (1.78m x 2.36m)



Re fitted with a shower cubicle with a bar shower, rainfall head and shower attachment, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, extractor fan and ceiling spot lights

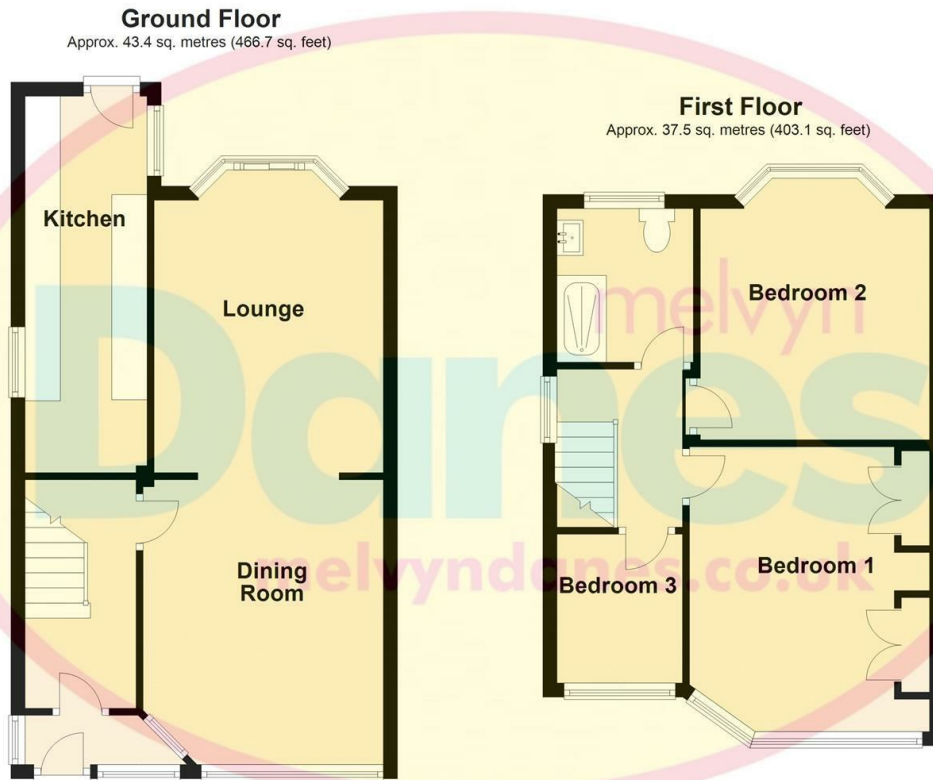
REAR GARDEN



The rear garden has a lawned section with gravel borders. There is fencing to the perimeters, a gated access to the front of the property and access to the rear garage.

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.



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

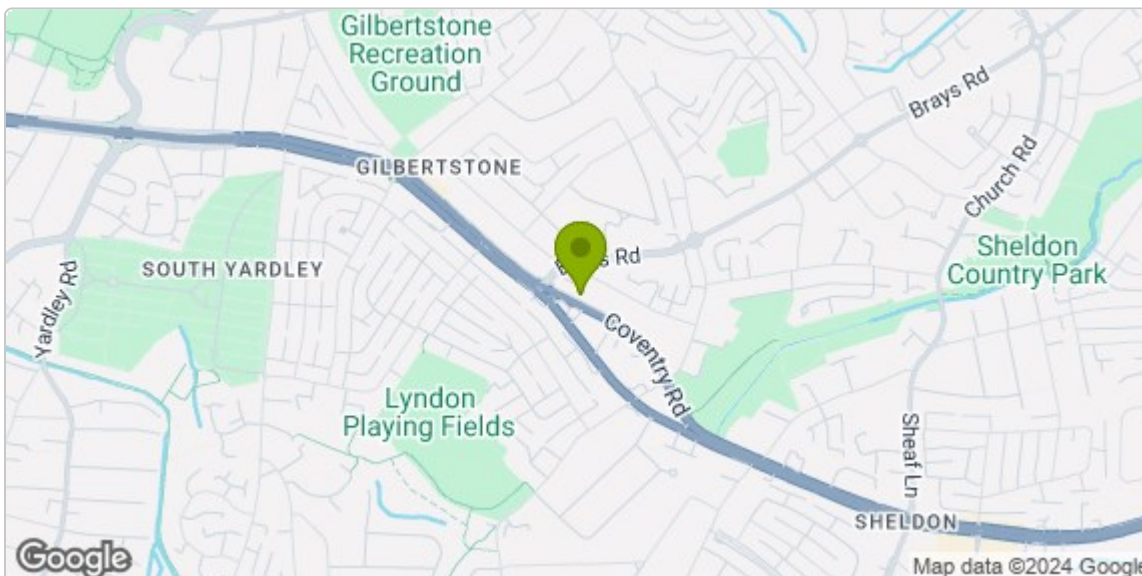
TENURE: We are advised that the property is **FREEHOLD**

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:
1910 Coventry Road Sheldon
Birmingham B26 3HH

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	