



# Goldthorne Avenue, Sheldon

## Offers Around £280,000

- DECEPTIVELY SPACIOUS SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN DINING AREA
- GROUND FLOOR WET ROOM
- JACK & JILL BATHROOM
- DOUBLE GLAZING & CENTRAL HEATING
- LOUNGE
- STUDY/BEDROOM & CONSERVATORY
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- OFF ROAD PARKING & REAR GARAGE



A well presented, much extended semi detached house in a popular road within Sheldon. This lovely property will make the perfect family home and is in a great location near to a good range of shops, schools and transport links. Comprising entrance hall, lounge, open plan fitted kitchen dining area, wet room, study/4th bedroom and conservatory to the ground floor. Upstairs you will find; three double bedrooms bedrooms, Jack & Jill bathroom and a shower room. Further benefiting from central heating, double glazing, rear garden, driveway and rear garage.

### FRONT

Off road parking for two cars, path leading to door into;

### ENTRANCE HALL

Stairs to the first floor, radiator, understairs storage cupboard, laminate flooring, ceiling light and power points, doors leading to;

### LOUNGE

**14' max x 11'9 (4.27m max x 3.58m)**

Double glazed windows to the front, radiator, feature brick and wooden fire surround with marble hearth and log burning stove, ceiling light and power points.

### KITCHEN AREA

**5'6 x 18'2 max (1.68m x 5.54m max)**



Being fitted with a selection of eye level, base and drawer units with complimentary worktops over incorporating stainless steel sink and drainer unit with tiling to splash prone areas. Space and plumbing for a selection of appliances including a range style cooker. Tiled flooring, ceiling spotlights, UPVC double glazed door to rear garden, further doors to wet room and study, access to;

### DINING AREA

**9'10 x 13'3 (3.00m x 4.04m)**



UPVC double glazed french doors to the rear garden, radiator, laminate flooring, ceiling spotlights and power points.

### WET ROOM

**4'2 x 3'10 (1.27m x 1.17m)**

Being fitted with a modern suite comprising; Wall mounted bar shower with floor drain, wash hand basin and low level flush w.c. Opaque double glazed window overlooking the side, heated towel rail, tiling to full height throughout, ceiling light point and extractor fan.

### STUDY/BEDROOM

**9'10 max x 8'2 (3.00m max x 2.49m)**



Radiator, ceiling spotlights and UPVC double glazed French doors leading into;

### CONSERVATORY

**12'5 x 9'10 (3.78m x 3.00m)**



UPVC double glazed windows to the rear and side, UPVC double glazed French doors to the rear garden, radiator, wooden flooring, wall light points and power points.

### LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors leading to;



### BEDROOM ONE

14'1 max to 11'1 (4.29m max to 3.38m)



Double glazed bay window to front, radiator, light and power points, door into;

### JACK & JILL BATHROOM

8'2 x 6'6 (2.49m x 1.98m)



Having being fitted with a modern white suite comprising; panelled bath with bar shower over and glass screen, pedestal wash hand basin and low level flush w.c. Opaque double glazed window to the front, radiator, tiling to splash prone areas and ceiling light point.

### BEDROOM TWO

12'9 x 9'10 (3.89m x 2.77m)



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

### BEDROOM THREE

13'9 x 8'2 (4.19m x 2.49m)



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

### SHOWER ROOM

6'3 x 2'6 (1.91m x 0.76m)

Being fitted with a modern suite comprising; shower enclosure, wash hand basin and low level flush w.c. Tiling to splash prone areas, extractor fan and ceiling light point.

### REAR GARDEN



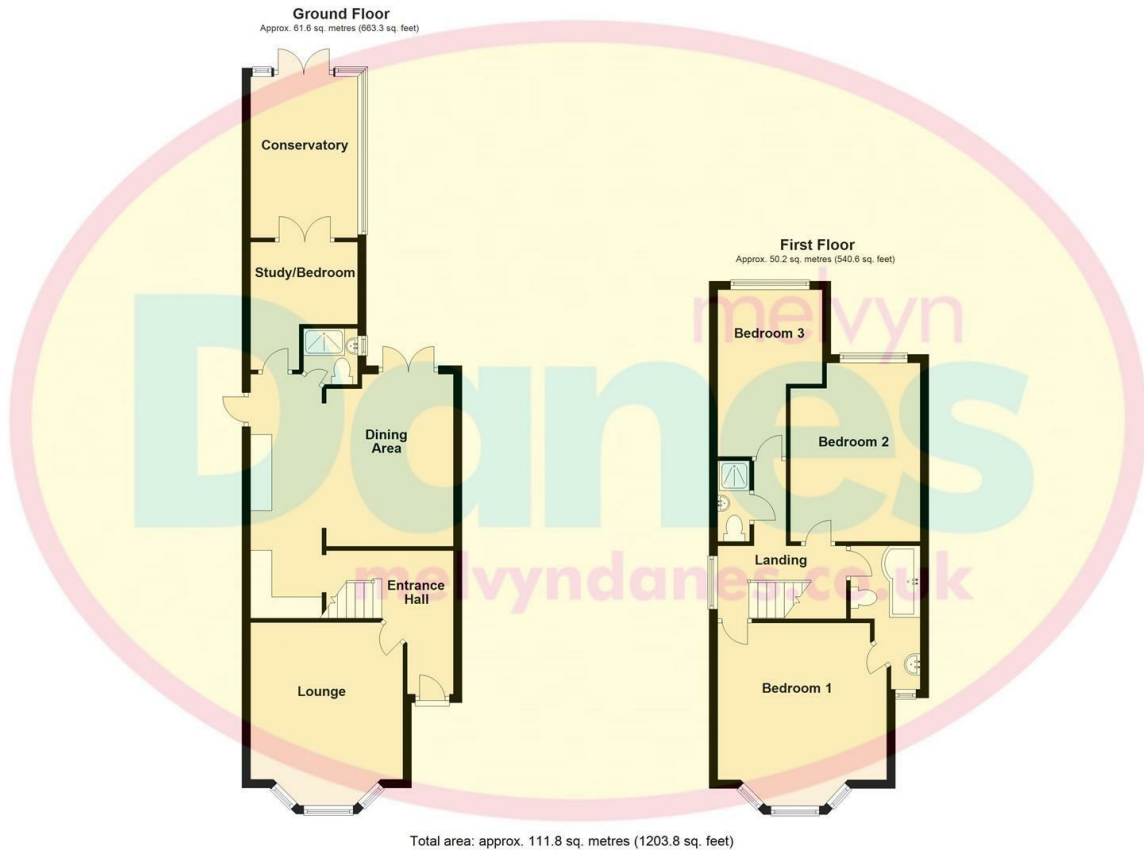
Being mainly laid to lawn with patio area, brick wall to perimeters, access to;

### REAR GARAGE

Accessed via a shared rear driveway.

## 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.



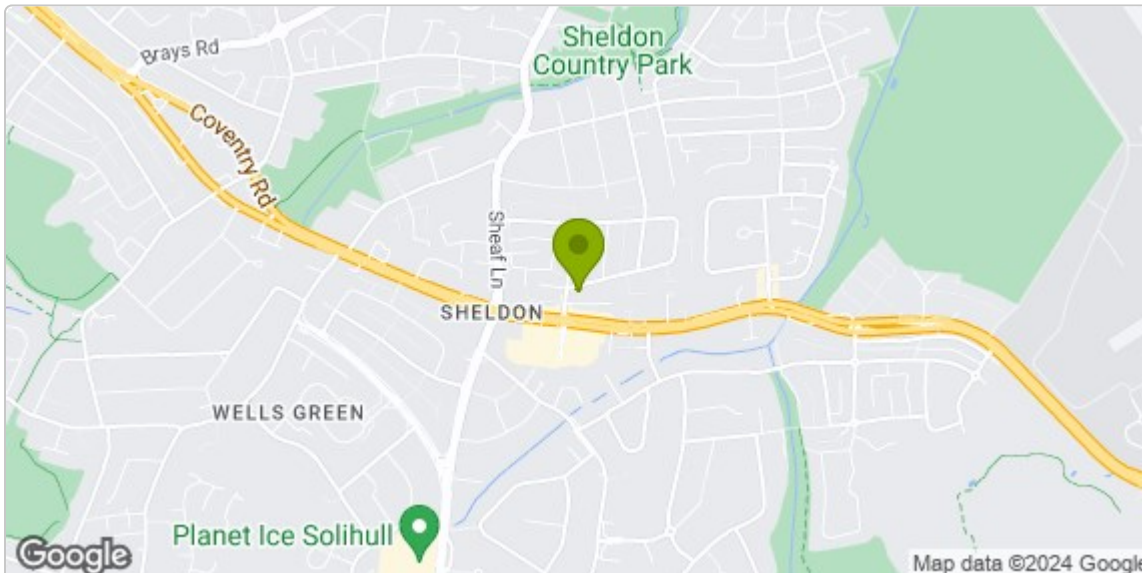
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
7 Goldthorne Avenue Sheldon  
Birmingham B26 3JY

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	