



# Warmington Road, Sheldon

## Offers Over £360,000

- HEAVILY EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- FOUR DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- DRIVEWAY
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM
- CENTRAL HEATING & DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A well presented, heavily extended semi detached house on a sought after road in Sheldon. This sizable property is the perfect family home and must be viewed to appreciate the accommodation on offer. Comprising enclosed porch, entrance hall, through lounge/diner, extended kitchen/diner, bedroom and shower room to the ground floor. Upstairs there are three double bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and good size rear garden.

### FRONT

Off road parking via a tarmacadam driveway and access to a UPVC opaque double glazed door to:-

### ENCLOSED PORCH

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

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, cloaks cupboard, radiator, power and light points and doors to:-

### THROUGH LOUNGE/DINER

**9'11 max x 24'11 to bay (3.02m max x 7.59m to bay)**



Double glazed bay window to the front, two radiators, power and light points and hardwood glazed door to the extended kitchen/diner

### LOBBY

Built in storage cupboard, tiled floor, power and light points and doors to:-

### EXTENDED KITCHEN/DINER 19'8 max x 14' max (5.99m max x 4.27m max)



The kitchen is fitted with a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven and grill, inset gas hob with an extractor hood over, integrated dishwasher and space and plumbing for other appliances. Breakfast bar, UPVC double glazed French doors to the rear garden, double glazed window to the rear, radiator, laminate flooring, power and light points

### BEDROOM FOUR

**7'1 x 15'8 (2.16m x 4.78m)**

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

### SHOWER ROOM

**8'10 x 3'5 (2.69m x 1.04m)**

Fitted with a shower cubicle with an electric shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, extractor fan, tiled floor and ceiling light point

### LANDING

Loft access, power and light points and doors to:-

### BEDROOM ONE

**13'5 max x 13'3 max (4.09m max x 4.04m max)**



Two double glazed windows to the front, two radiators, Velux window to the roof, power and light points

### **BEDROOM TWO**

**9'11 max x 12'9 to bay (3.02m max x 3.89m to bay)**

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

### **BEDROOM THREE**

**9'11 max x 11'10 to bay (3.02m max x 3.61m to bay)**



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

### **RE FITTED BATHROOM**

**8'1 max x 6'10 max (2.46m max x 2.08m max)**



Re fitted with a P shaped bath with a bar shower over and shower screen, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, airing cupboard housing the boiler, extractor fan and ceiling spotlights

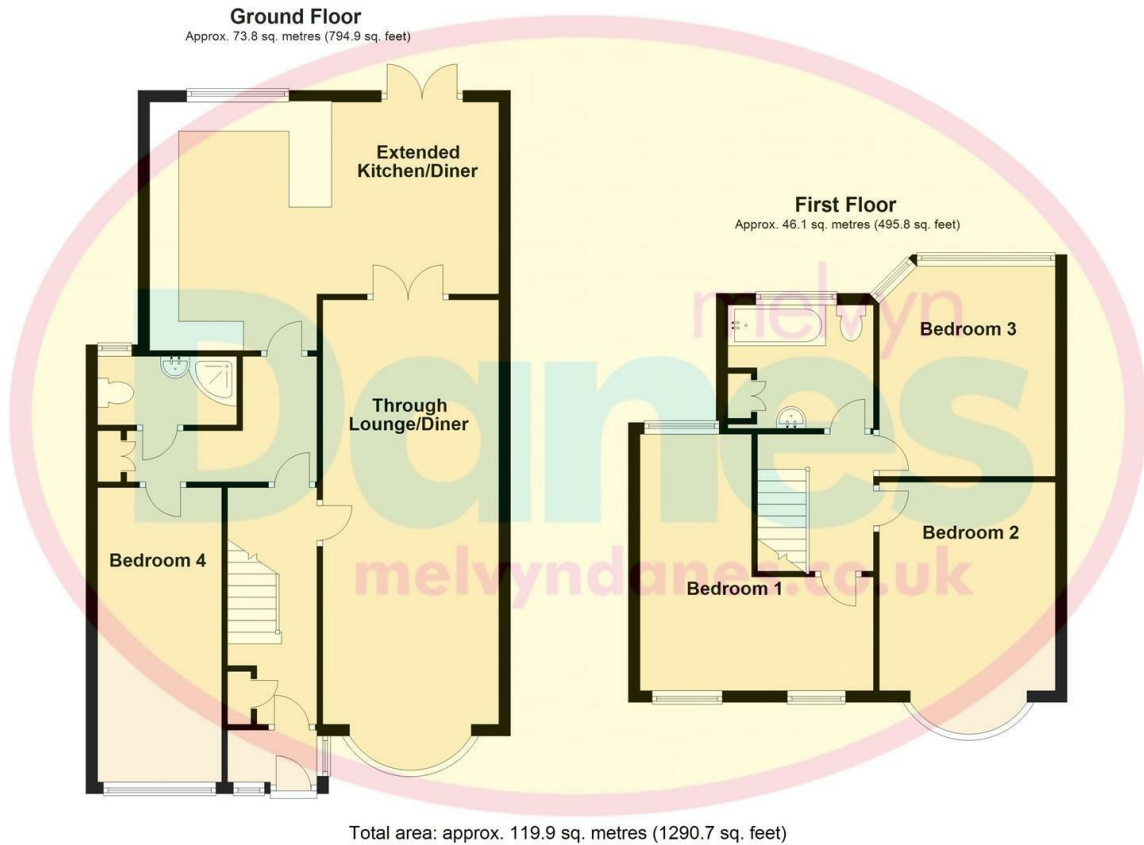
### **REAR GARDEN**



The good sized rear garden is mostly laid to lawn with a patio to the fore 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.



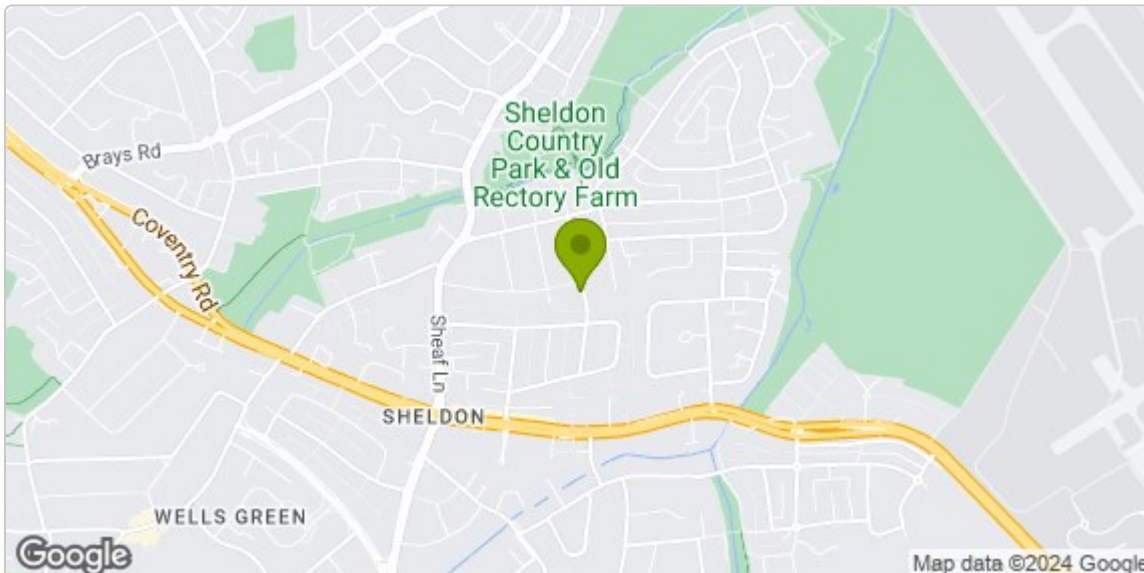
**TENURE:** We are advised that the property is

**COUNCIL TAX BAND:**

**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:**  
53 Warmington Road Sheldon  
Birmingham B26 3SX

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	