



Clopton Road, Sheldon

Offers Over £200,000

- STUNNING END TERRACE HOUSE
- LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GARDENS TO THE FRONT & REAR
- ENTRANCE HALL
- RE FITTED KITCHEN & UTILITY
- RE FITTED SHOWER ROOM
- DRIVEWAY FOR MULTIPLE VEHICLES
- LARGE REAR GARAGE/WORKSHOP

A beautifully presented and much improved end terrace house with huge scope to extend (STPP). This lovely property is ready to move into with no works required and would make the perfect first time purchase. Comprising entrance hall, lounge/diner, re fitted kitchen, utility and guest WC to the ground floor. Upstairs there are two double bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, gardens to the front and rear, off road parking for multiple vehicles and large rear garage/workshop.

FRONT

Off road parking via a block paved driveway, lawned front garden, gates to the rear garden and access to a hardwood glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage area, meter cupboard, double glazed windows to the front and side, radiator, tiled floor, power and light points and doors to:-

LOUNGE/DINER

11'6 max x 21'5 (3.51m max x 6.53m)



Double glazed bow window to the front, UPVC double glazed French doors to the rear garden, double glazed windows to the rear, radiator, wall mounted electric fire, tiled floor, power and light points

RE FITTED KITCHEN

8'2 x 8' (2.49m x 2.44m)



The kitchen has recently 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 laminate splash backs. Fitted electric oven with an inset gas hob and extractor hood over, space and plumbing for a washing machine, double glazed window to the rear, tiled floor, power and light points and door to:-

UTILITY

4'8 x 11'4 (1.42m x 3.45m)

Eye level unit and base units with a work surface over, space for a fridge/freezer, UPVC opaque double glazed door to the rear garden, single opaque glazed window to the side, power and light points and door to:-

GUEST WC

Fitted with a low level flush WC and a pedestal sink

LANDING

Double glazed window to the side, loft access, airing cupboard housing the boiler, power and light points and doors to:-

BEDROOM ONE

14'7 max x 9'9 (4.45m max x 2.97m)



Two double glazed windows to the front, radiator, built in storage cupboard, power and light points

BEDROOM TWO

11'6 max x 11'4 (3.51m max x 3.45m)



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

RE FITTED SHOWER ROOM 8'1 x 5'6 (2.46m x 1.68m)



Re fitted with a good size shower cubicle with a bar shower and a rainfall shower head, vanity sink and a low level flush WC. Tiling to splash prone areas, two double glazed windows to the rear, heated towel rail and ceiling light point

REAR GARDEN



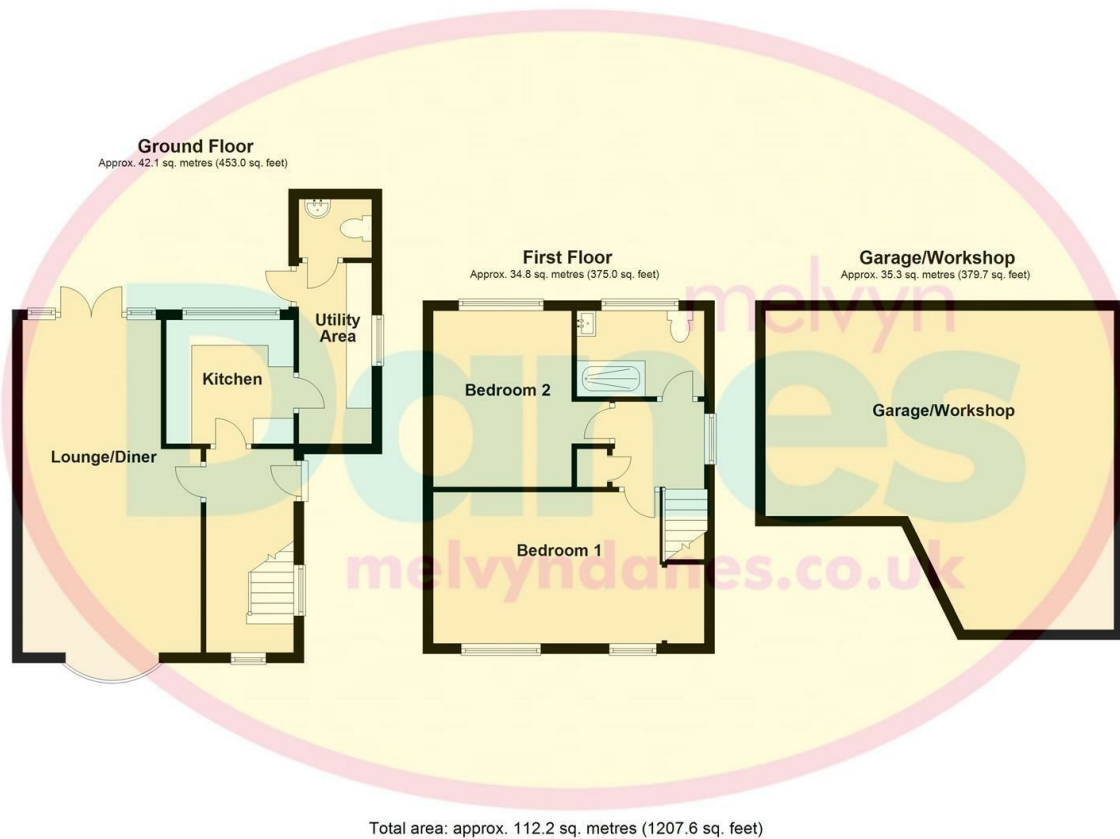
The rear garden has two patios and a lawned section with numerous established flower and shrub borders. There is further off road parking for multiple vehicles, fencing to the perimeters and access to:-

REAR GARAGE/WORKSHOP 22'5 max x 26'5 max (6.83m max x 8.05m max)

With doors opening onto the rear garden, double glazed window to the front, UPVC double glazed door to the garden, power and light points and separate fuse box.

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.



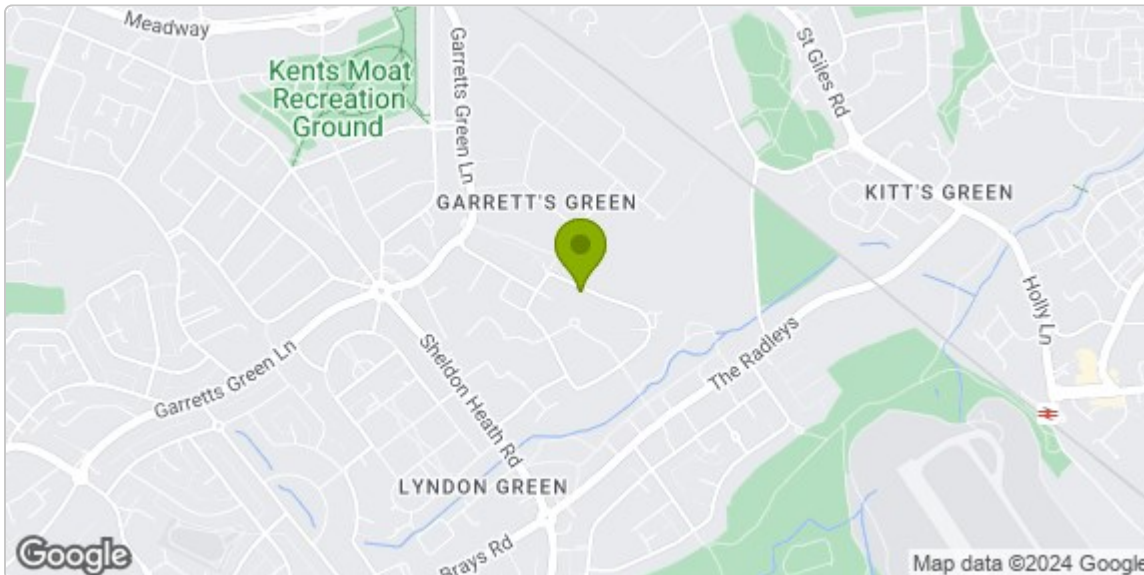
TENURE: We are advised that the property is **FREEHOLD**

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:
29 Clopton Road Sheldon
Birmingham B33 0RH

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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	