



Hollyfaste Road, Sheldon

Offers Around £230,000

- AN END TERRACE PROPERTY
- LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING
- GOOD SIZE REAR GARDEN
- CONVENIENT LOCATION
- KITCHEN DINER
- FIRST FLOOR SHOWER ROOM
- DOUBLE GLAZING
- OFF ROAD PARKING

A conveniently located end terrace property in the Sheldon area which would make an ideal first time purchase or investment. The house comprises; enclosed porch, entrance hall, lounge, kitchen diner and W.C to the ground floor. Upstairs you will find three good size bedrooms and a shower room. Benefitting from central heating, double glazing, rear garden and off road parking for up to three cars to the front.

FRONT

Concrete driveway, UPVC double glazed door into;

ENCLOSED PORCH

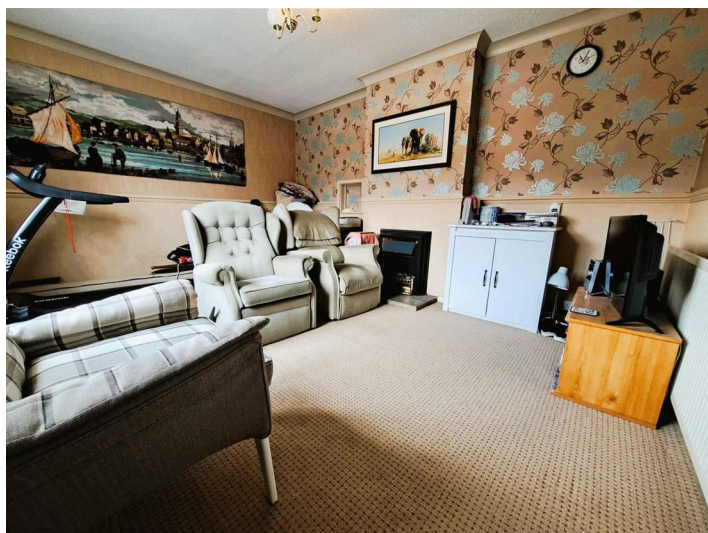
Double glazed windows to the front and side, UPVC double glazed door into;

ENTRANCE HALL

Opaque double glazed window to the side, radiator, storage cupboard, ceiling light point, stairs to the first floor and doors to;

LOUNGE

14'3 x 11'9 (4.34m x 3.58m)



Double glazed window to the front, radiator, inset electric fire, ceiling light and power points.

KITCHEN/DINER

12'9 max x 20'7 max (3.89m max x 6.27m max)



Being fitted with a selection of eye level, base and drawer units with work top over incorporating single drainer sink unit with mixer tap over and tiling to splash prone areas. Integrated electric hob, cupboard housing double electric oven. Space and plumbing for appliances. Double glazed sliding patio doors to rear garden, open brick built fire place, wall mounted central heating boiler, ceiling spotlights, ceiling light point, power points and hardwood glazed door into;

LOBBY

UPVC double glazed door to the side passage, hardwood glazed door to rear garden, wall light, power points and door to;

W.C

Low level W.C.

LANDING

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

BEDROOM ONE

12'3 x 11'9 (3.73m x 3.58m)



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

BEDROOM TWO

12'2 x 7'11 (3.71m x 2.41m)



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

BEDROOM THREE

8'0 x 8'6 (2.44m x 2.59m)

Double glazed window to the front, radiator, built in cupboard, ceiling light and power points.

SHOWER ROOM **7'10 x 4'9 (2.39m x 1.45m)**



Being fitted with a three piece suite comprising; corner shower cubicle with electric shower, pedestal wash hand basin and low level flush W.C. Opaque double glazed window to the rear, radiator, tiling to full height throughout and ceiling spotlights.

REAR GARDEN

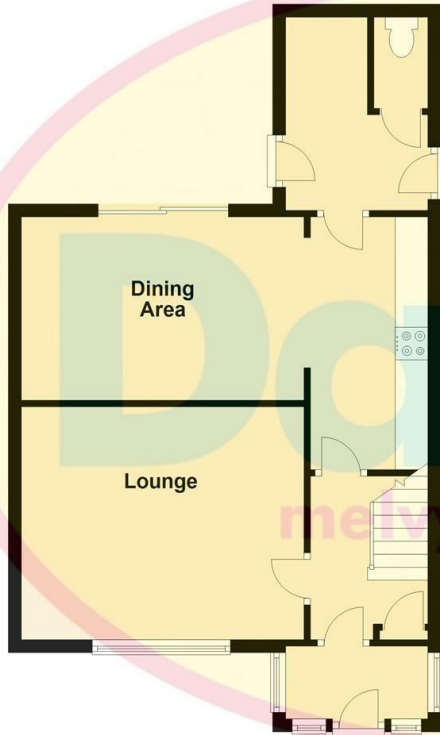


Concrete patio area with path leading to laid to lawn area, wooden shed, metal shed and fencing to perimeters.

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.

Ground Floor
Approx. 50.0 sq. metres (537.8 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 90.6 sq. metres (974.8 sq. feet)

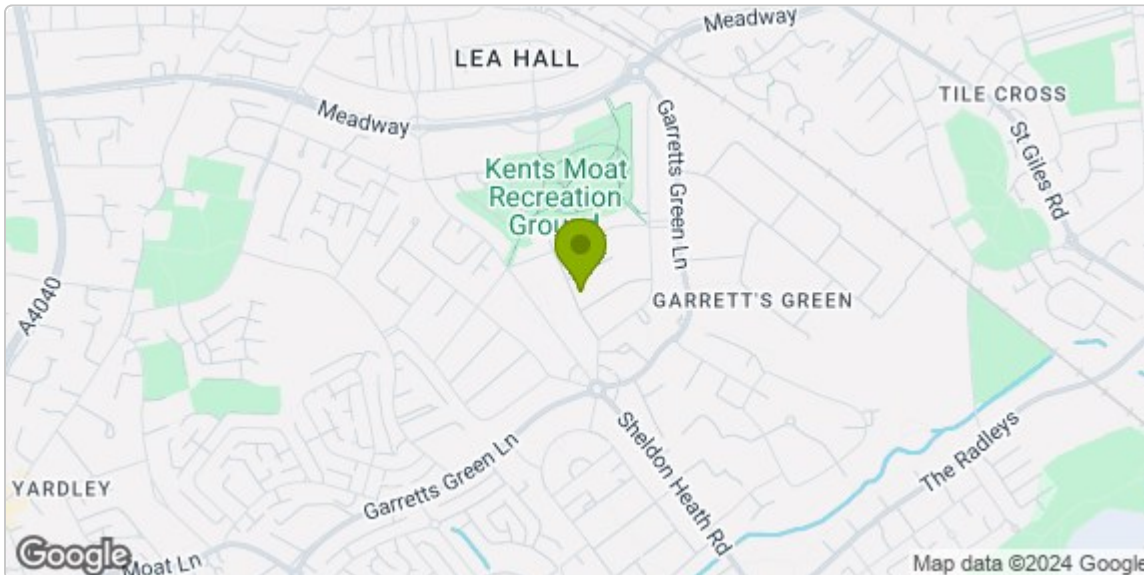
TENURE: We are advised that the property is Freehold

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:
49 Hollyfaste Road Sheldon
Birmingham B33 0UX

Council Tax Band: B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |