



# Marian Croft, Sheldon

**£299,950**

- EXTENDED SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN & SUN ROOM
- BATHROOM & SEPARATE WC
- DRIVEWAY
- MOST SOUGHT AFTER CUL DE SAC
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A well presented and extended semi detached house on a most sought after cul de sac in Sheldon. This larger style property is in a superb location near to a good range of shops, facilities and transport links and must be viewed internally. Comprising porch, entrance hall, lounge, dining room, extended kitchen and sun room to the ground floor. Upstairs there are three bedrooms, the bathroom and a separate WC. Further benefiting from central heating, double glazing, driveway and pleasant rear garden.

### FRONT

Off road parking via a block paved drive, shrub border and access to UPVC double glazed doors to:-

### PORCH

Tiled floor, ceiling light point and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

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

### LOUNGE

**10'9 max x 14'5 to bay (3.28m max x 4.39m to bay)**



Double glazed bay window to the front, radiator, cast iron fireplace, laminate flooring, power and light points

### DINING ROOM

**9'10 max x 11'10 (3.00m max x 3.61m)**



Double glazed patio doors to the sun room garden, radiator, laminate flooring, power and light points

### EXTENDED KITCHEN

**6'2 x 16'9 (1.88m x 5.11m)**



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, integrated fridge and freezer and space and plumbing for a washing machine. UPVC double glazed door to the rear garden, double glazed windows to the rear and side, sky light, tiled floor, power and light points and doors to:-

### SUN ROOM

**8'7 x 8'10 (2.62m x 2.69m)**

UPVC double glazed French doors to the rear garden, double glazed windows to the rear, tiled floor, power and light points

### LANDING

Opaque double glazed window to the side, loft access, power and light points and doors to:-

### BEDROOM ONE

10'4 max x 14'5 to bay (3.15m max x 4.39m to bay)



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

### BEDROOM TWO

10'4 max x 10'9 (3.15m max x 3.28m)



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

### BEDROOM THREE

6' x 8'6 (1.83m x 2.59m)

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

### BATHROOM

6'5 x 5'5 (1.96m x 1.65m)



Fitted with a paneled bath with an electric shower over and shower screen and a pedestal sink. Tiling to a full height, opaque double glazed window to the rear, heated towel rail and ceiling light point

### SEPARATE WC

Fitted with a low level flush WC, radiator, opaque double glazed window to the rear and ceiling light point

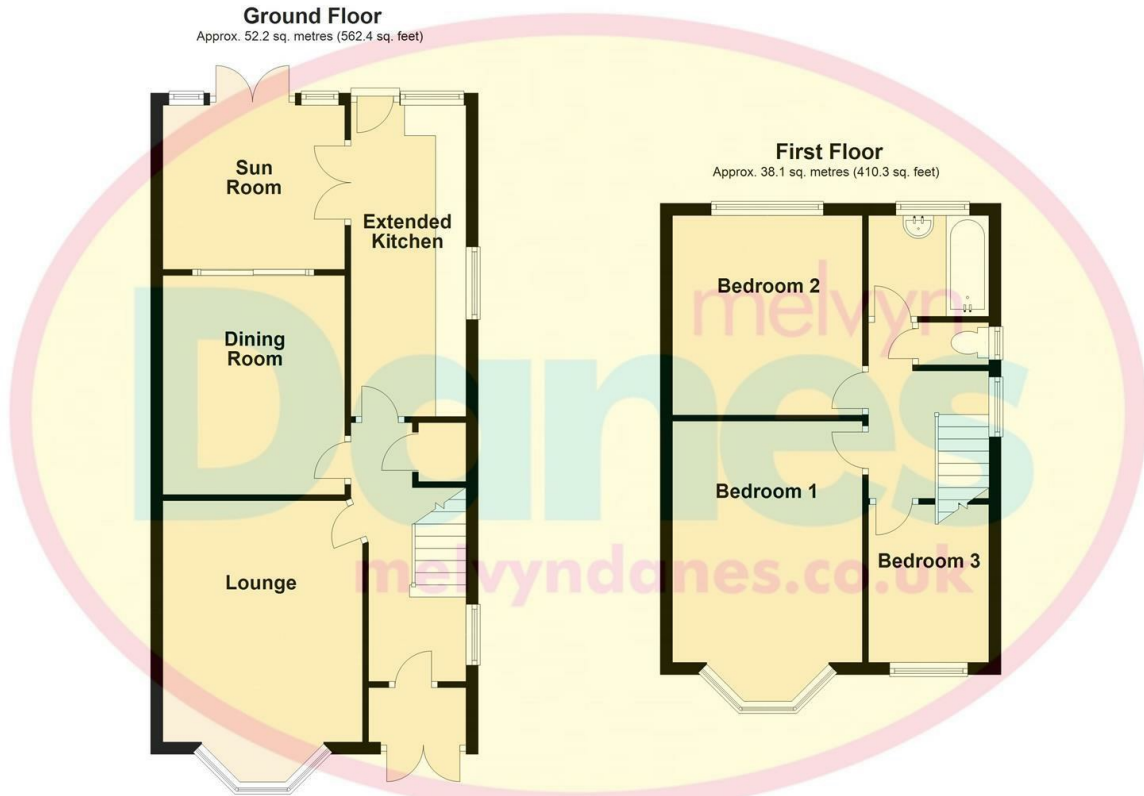
### REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore. There are flower and shrub borders, a timber storage shed, fencing to the perimeters and a gated access leading to the front of the property.

## 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. 90.4 sq. metres (972.7 sq. feet)

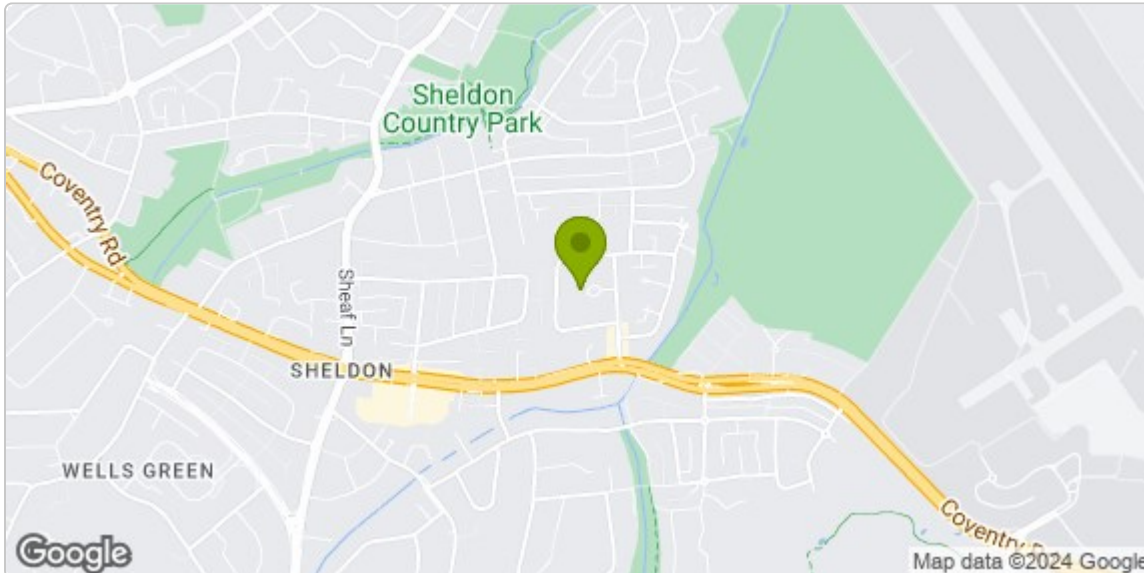
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
31 Marian Croft Sheldon  
Birmingham B26 3LZ

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(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	