



Coventry Road, Sheldon

£425,000

- A MUCH EXTENDED SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- KITCHEN WITH DINING AREA
- FIRST FLOOR BATHROOM & GUEST W.C
- OFF ROAD PARKING & GARAGE
- CONVENIENTLY LOCATED
- TWO RECEPTION ROOMS
- FIVE BEDROOMS
- DOUBLE GLAZING & CENTRAL HEATING
- LARGE REAR GARDEN

Viewing is highly recommended of this five bedroom semi detached property which would make an ideal family home, that is a blank canvas and could be extended further (subject to planning permissions). Offering no onward chain this large home comprises; entrance hall, two separate reception rooms, kitchen with dining area and guest W.C to the ground floor. Upstairs there are; five good sized bathroom and a bathroom. The property benefits from double glazing, central heating, off road parking, garage and large rear garden.

FRONT

Driveway, flower borders, fence and wall perimeters, metal up and over door to garage, UPVC double glazed door into;

ENCLOSED PORCH

Double glazed windows to side and front, door to garage, wall light, laminate flooring and opaque single glazed door into;

ENTRANCE HALL

Opaque glass block wall to the front, radiator, stairs to the first floor, wall light point, power points and doors to;

RECEPTION ONE

12'1 x 13'7 (into bay) (3.68m x 4.14m (into bay))



Double glazed bay window to the front, radiator, feature fire surround and hearth with electric fire, ceiling light and power point.

RECEPTION TWO

11'7 x 15'5 (3.53m x 4.70m)



Double glazed window to the rear, radiator, feature fire surround and hearth with electric fire, ceiling light and power point.

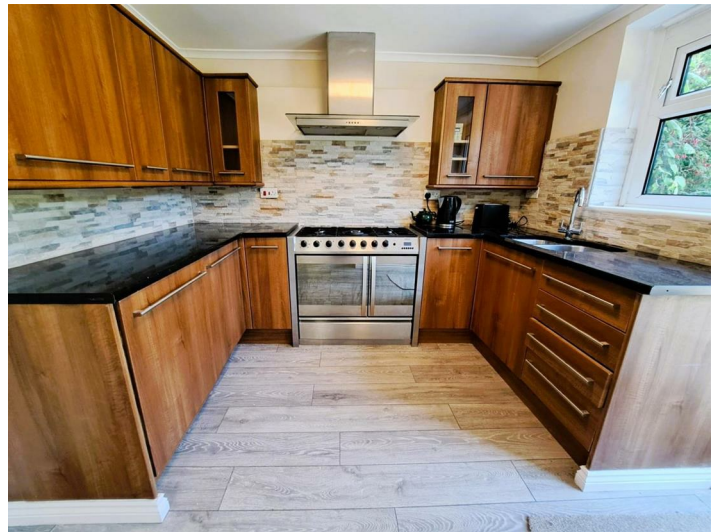
DINING AREA

7'2 x 11'10 (2.18m x 3.61m)

Double glazed window to the rear, radiator, laminate flooring, 'Potterton' boiler, ceiling light and power point.

KITCHEN

8'8 x 10'4 (2.64m x 3.15m)



Being fitted with a selection of eye level, base and drawer units with work surface over incorporating one and a half bow sink unit with mixer tap over and tiling to splash prone areas. Gas cooker point with extractor unit above. Integrated, undercounter fridge freezer. UPVC double glazed door to the rear garden, double glazed window to rear, laminate flooring, ceiling light and power point and door to garage.

GUEST W.C

2'7 x 5'3 (0.79m x 1.60m)

High level flush W.C, guest wash hand basin, tiled flooring, ceiling light point and extractor fan.

LANDING

Loft access, wall light, ceiling light point and doors to;

BEDROOM ONE

11'11 x 10'5 (3.63m x 3.18m)



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

BEDROOM TWO

10'5 (to wardrobes) x 14'3 (into bay) (3.18m (to wardrobes) x 4.34m (into bay))



Double glazed bay window to the front, radiator, built in wardrobes, ceiling light and power point.

BEDROOM THREE

11'5 x 11'5 (3.48m x 3.48m)



Double glazed window to the rear, radiator, built in wardrobes, vanity wash hand basin, ceiling light and power points.

BEDROOM FOUR

9' x 11'5 (2.74m x 3.48m)



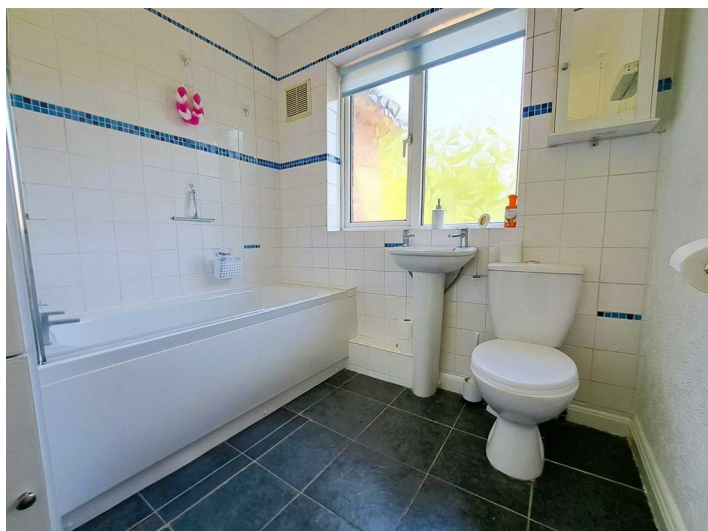
Double glazed window to the front, radiator, built in wardrobes, ceiling light and power points.

BEDROOM FIVE
7'1 x 7'9 (2.16m x 2.36m)



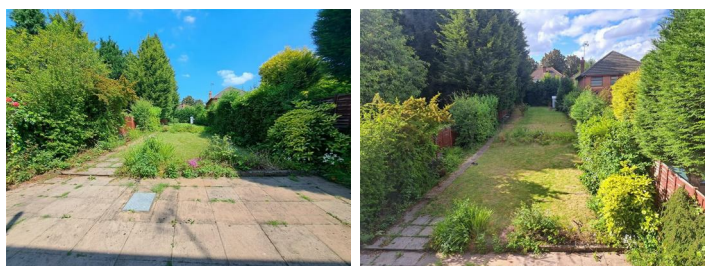
Double glazed window to the front, radiator, ceiling light and power point.

BATHROOM
7'1 x 7'2 (2.16m x 2.18m)



Being fitted with a three piece suite comprising; panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and low level flush W.C. Opaque double glazed window to the rear, radiator, tiling to full height throughout, tiled flooring and ceiling light point.

REAR GARDEN



Having paved foregarden leading to mainly laid to lawn area, shrub borders and fencing to perimeters.

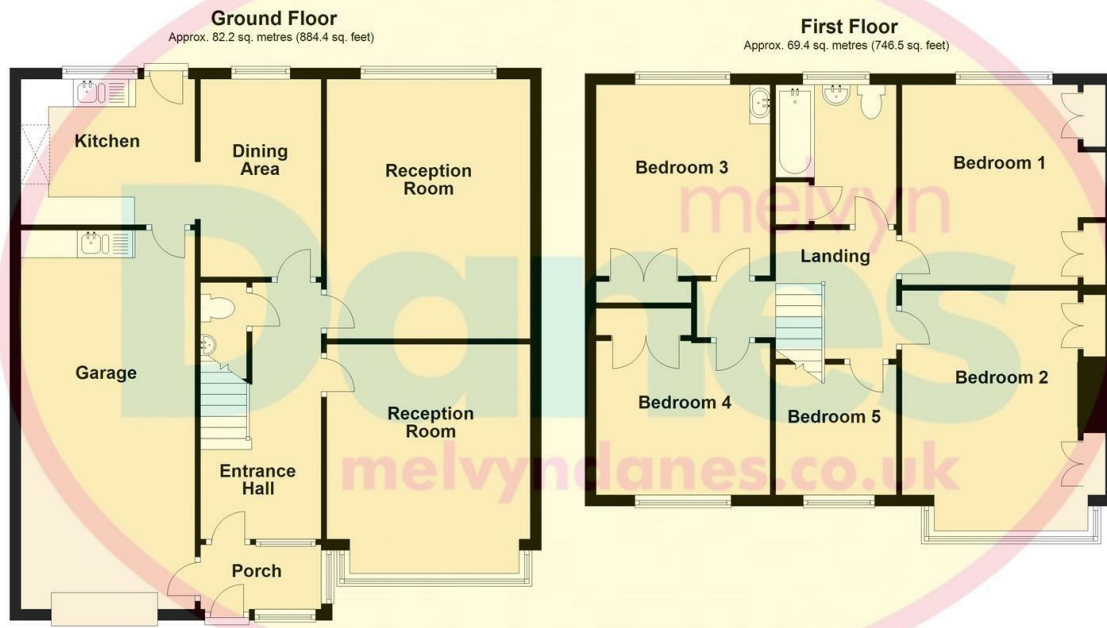
GARAGE
9'2 x 22' (2.79m x 6.71m)

Vehicular access via a metal up and over door. Eye level, base and drawer units with work surface over incorporating

one and a half bowl sink unit with mixer tap over. Space and plumbing for washing machine. Two ceiling light points and power points.

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. 151.5 sq. metres (1630.9 sq. feet)

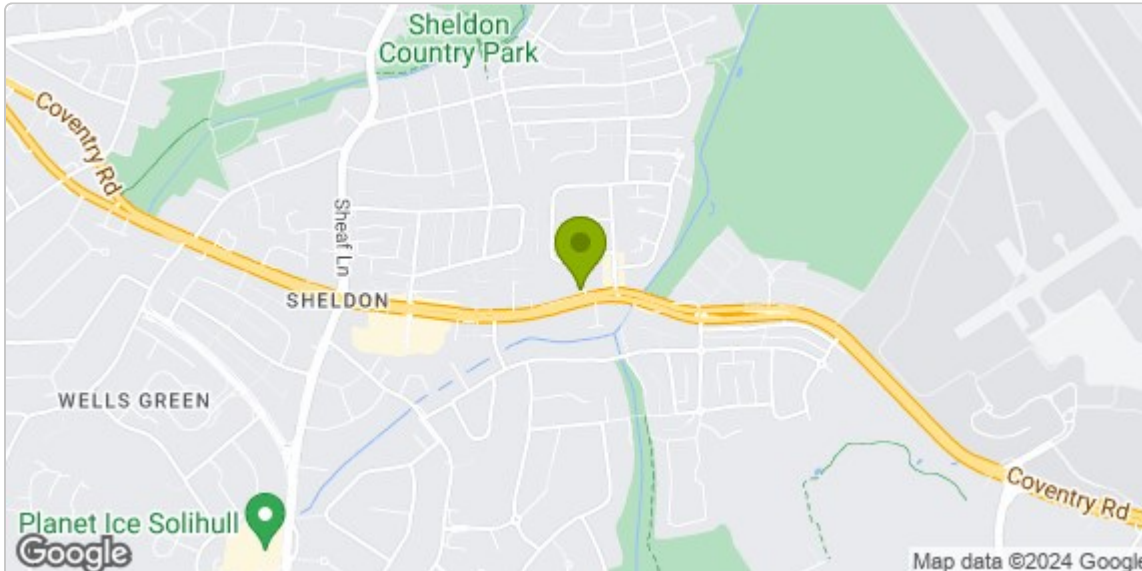
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

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:
2370 Coventry Road Sheldon
Birmingham B26 3LS

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	