



Church Road, Sheldon

£229,950

- SEMI DETACHED HOUSE
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN AND GARAGE
- NO ONWARD CHAIN
- KITCHEN AND CONSERVATORY AREA
- BATHROOM
- DRIVEWAY

A semi detached house on a popular road in Sheldon with no onward chain. This property is a real blank canvas for you to put your own stamp on and has great potential, making it the perfect first time purchase. In a superb location near to a good range of shops, schools, facilities and transport links. Comprising of an entrance hall, lounge, kitchen and conservatory area. Upstairs there are three bedrooms and a bathroom. Further benefiting from central heating, double glazing, driveway, rear garden and rear garage.

FRONT



Off road parking via pathed driveway and access to a UPVC double glazed door to -

ENTRANCE HALL

Stairs to the first floor, opaque double glazed window to side of property. Radiator, laminate flooring, Power and lights and doors to -

LOUNGE

10'01 x 22'11 max (3.07m x 6.99m max)



Double glazed window to front, radiator, double glazed patio doors to conservatory and kitchen area, power and lights

KITCHEN

5'04 x 18'06 (1.63m x 5.64m)



Double glazed window to side of property, a range of eye level, drawer and base units with work surface over - incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, with gas hob. Space and plumbing for other appliances, radiator, power and lights. Double glazed UPVC door to rear garden,

CONSERVATORY AREA

15'02 x 8'11 (4.62m x 2.72m)

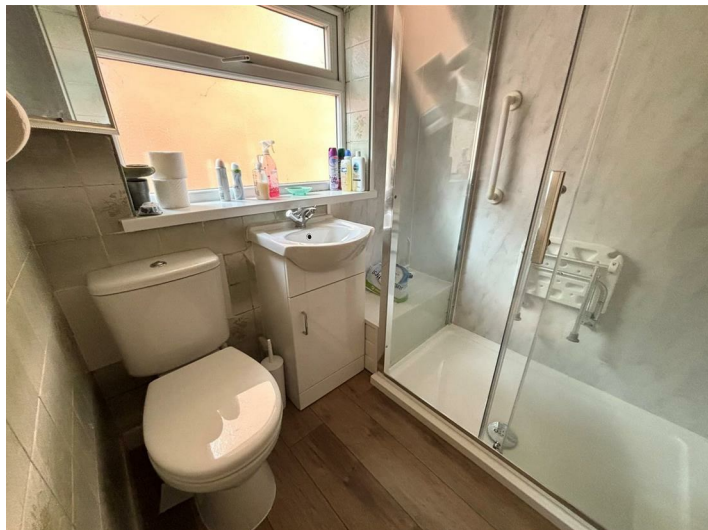


Double glazed patio doors to rear, power and lights

LANDING

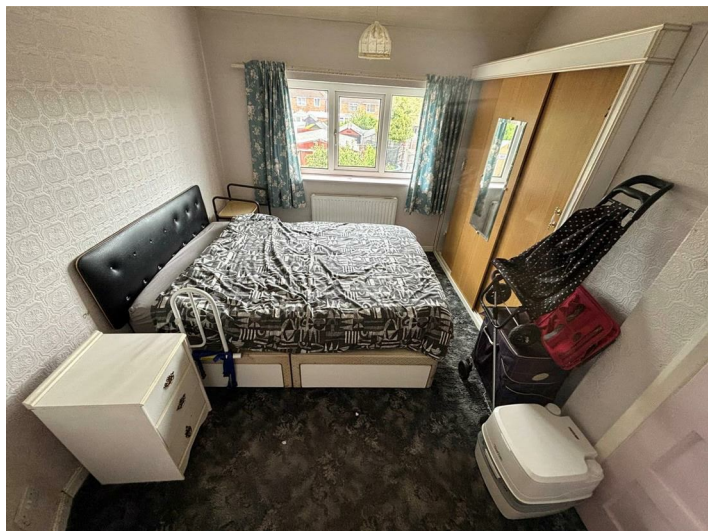
Double glazed opaque window to side of property. Radiator, light point and access to loft and doors to -

BATHROOM
5'10 x 5'05 (1.78m x 1.65m)



Opaque double glazed to the rear. Fitted with a bar shower and rainfall shower head. Vanity sink and a low level flush WC. Tiling to full height and a ceiling light.

BEDROOM ONE
9'11 x 12'00 (3.02m x 3.66m)



Double glazed window to rear, fitted wardrobes, radiator, power and light points

BEDROOM TWO
9'11 x 9'11 (3.02m x 3.02m)

Double glazed window to front of property, radiator and power and lights

BEDROOM THREE
5'06 x 9'05 (1.68m x 2.87m)



Double glazed window to front, radiator, power and light point

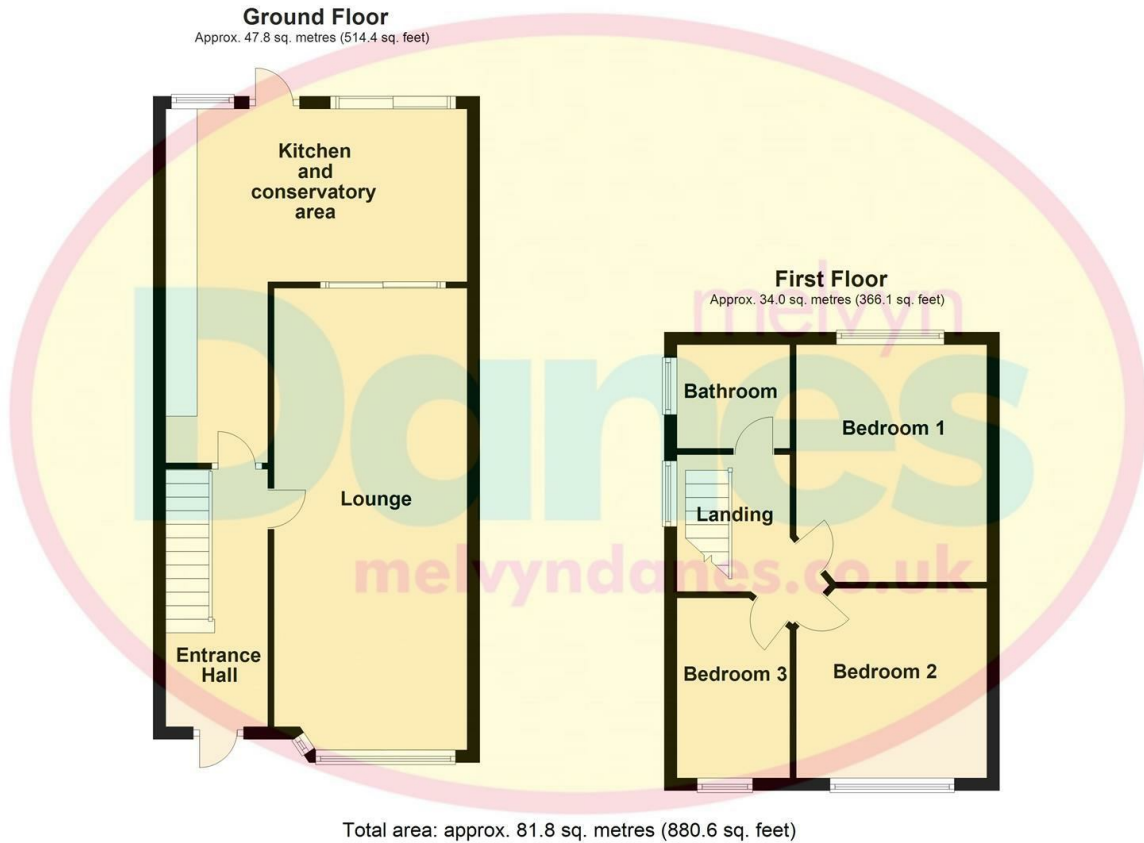
GARDEN



Steps leading to mainly laid to lawn area, flowers and shrub borders to edges with fencing to perimeters with a pathway to rear garage, Access to front of 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.



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:
267 Church Road Sheldon
Birmingham B26 3YH

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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	