



Hatchford Brook Way, Sheldon

£340,000

- MODERN DETACHED HOUSE
- ENTRANCE HALL & GUEST WC
- KITCHEN/DINER
- EN SUITE SHOWER ROOM & BATHROOM
- PLEASANT REAR GARDEN
- NO ONWARD CHAIN
- LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY FOR TWO VEHICLES

A superb, modern detached house on a sought after development in Sheldon with NO ONWARD CHAIN. This lovely property is the perfect family home and is ready to move into - in a great location near to shops, schools and facilities. Comprising entrance hall, guest WC, lounge and kitchen/diner to the ground floor. Upstairs there are three bedrooms, an en suite shower room and the bathroom. Further benefiting from central heating, double glazing, pleasant rear garden and driveway for two vehicles.

FRONT

Off road parking for two vehicles via a driveway to the rear of the garden, shrub borders and access to a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stira to the first floor, soor to the under stairs storage cupboard, radiator, laminate flooring, power and light points and doors to:-

GUEST WC

Fitted with a low level flush WC and na pedestal sink, opaque double glazed window to the side, radiator and ceiling light point

LOUNGE

10' x 18'5 (3.05m x 5.61m)



Double glazed window to the front, UPVC double glazed French doors to the garden, radiator, laminate flooring, power and light points

KITCHEN/DINER 9'5 x 18'5 (2.87m x 5.61m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap, tiling to splash prone areas and laminate splash backs. Fitted electric oven/grill with an inset gas hob and extractor hood over with a stainless steel splash back, wall mounted boiler and space and plumbing for other appliances. Double glazed windows to the front and side, radiator, laminate flooring, power and light points

LANDING

Double glazed window to the side, built in storage cupboard, loft access, power and light points and doors to:-

MASTER BEDROOM

10'4 max x 18'5 max (3.15m max x 5.61m max)



Double glazed windows to the rear and side, radiator, power and light points and door to:-

EN SUITE SHOWER ROOM 3'10 x 7'1 (1.17m x 2.16m)

Fitted with a shower cubicle with a bar shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, heated towel rail and ceiling light point

BEDROOM TWO
10'7 x 8'5 (3.23m x 2.57m)



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

BEDROOM THREE
7'7 x 9'2 (2.31m x 2.79m)

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

BATHROOM
7'2 x 5'6 (2.18m x 1.68m)



Fitted with a paneled bath, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, heated towel rail, extractor fan and ceiling light point

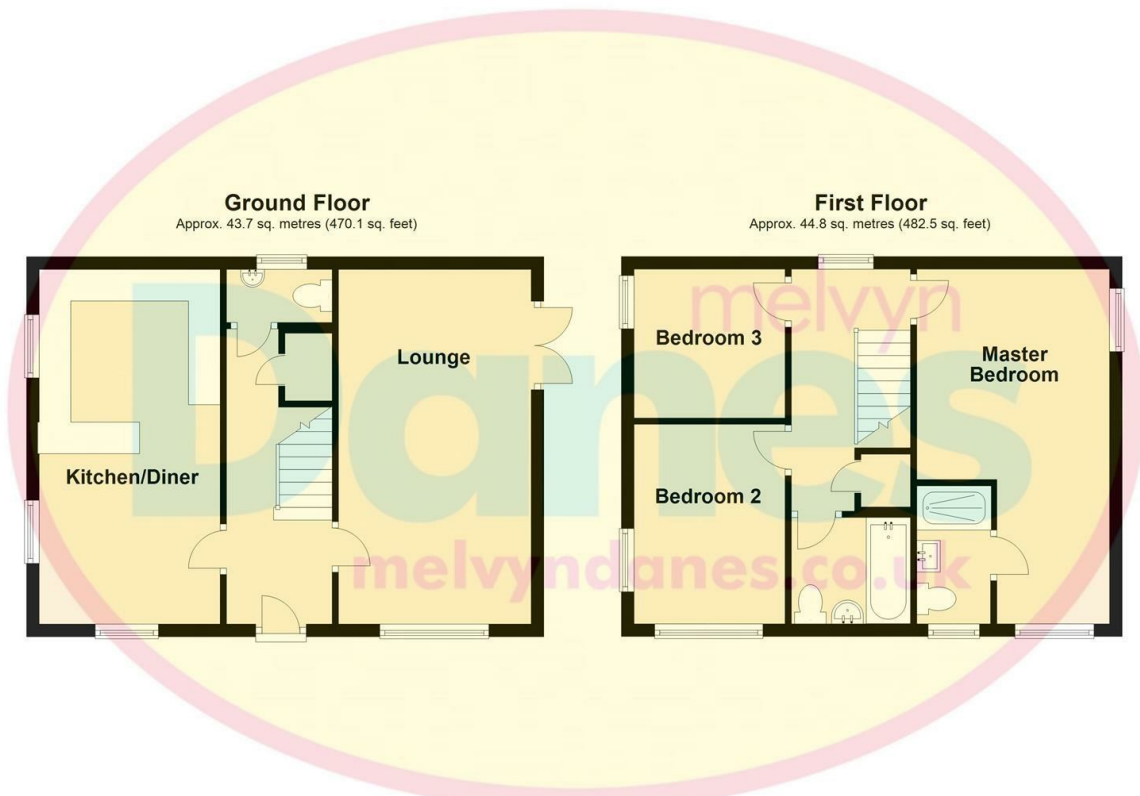
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore and shrub border. There is a timber storage shed, a fence and wall to the perimeter and a gate to the rear giving access to the driveway.

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.



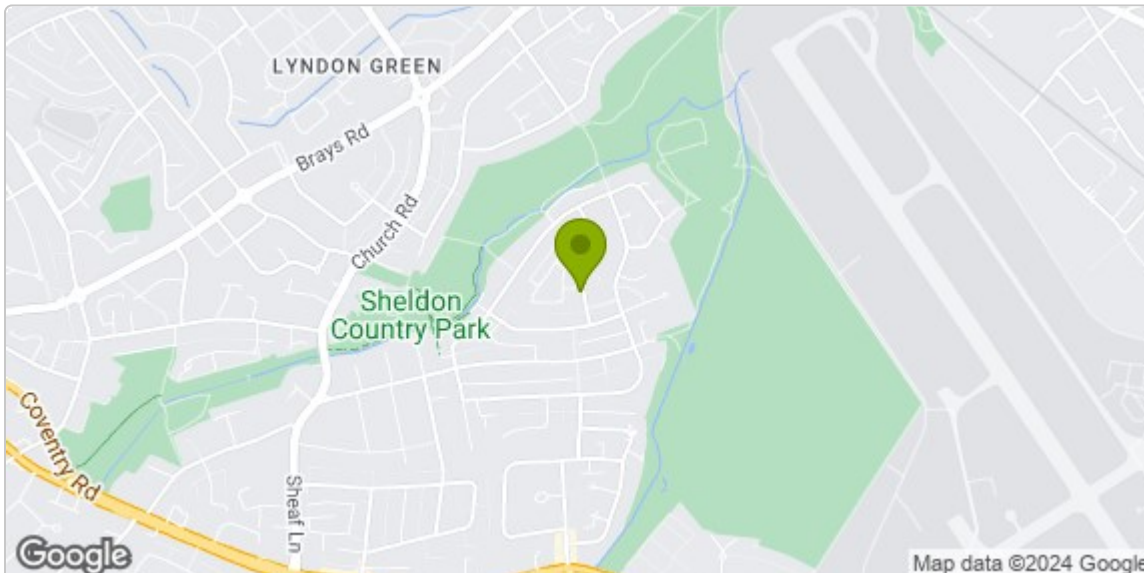
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: 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:
2 Hatchford Brook Way
Sheldon Birmingham B26 3GD

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		93
	(81-91) B	82	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	