



## Beechmore Road, Sheldon

**Offers Around £250,000**

- SEMI DETACHED HOUSE
- PORCH AND ENTRANCE HALL
- EXTENDED L SHAPED KITCHEN
- THREE BEDROOMS
- DOUBLE GLAZING
- NO ONWARD CHAIN
- THROUGH LOUNGE
- FIRST FLOOR BATHROOM
- CENTRAL HEATING
- REAR GARDEN AND GARAGE

A well presented, extended semi detached house on a popular road in B26. In a superb location near to a good range of shops, facilities and transport links. Comprising porch, entrance hall, through lounge, extended kitchen, to the ground floor. Upstairs there are three bedrooms and a bathroom. Further benefiting from central heating, double glazing, rear garden and garage.

### FRONT



Front garden is mostly laid to lawn, with shrub borders and steps with access to UPVC Double glazed doors to:

### ENCLOSED PORCH

Housing Meter cupboards and a hardwood door to:

### ENTRANCE HALL

Stairs to first floor, radiator, light point and door to under stairs storage

### LOUNGE

9'08 max x 24'07 (2.95m max x 7.49m)



Double glazed bay window to front, two radiators, gas fireplace, power and lights, double glazed patio doors to rear.

### KITCHEN

10'08 max x 24'07 (I shaped room) (3.25m max x 7.49m (I shaped room))



Double glazed window and UPVC door to rear garden, Wall base and drawer units with work surface over, tiled to splash prone areas. Stainless steel sink and drainer. Electric oven and hob, space and plumbing for other appliances. Laminate flooring, radiator, power and lights. Double glazed UPVC door to front of property

### HALLWAY

Double glazed window to side of property, ceiling light point and doors to:

### BATHROOM

5'02 x 6'08 (1.57m x 2.03m)



Fitted with panelled bath with shower attachment, Pedestal sink and low level flush WC. Tiling to full height in splash prone areas. double glazed opaque window to rear. Ceiling light point and access to loft.

**BEDROOM ONE**  
**9'09 x 12'11 (2.97m x 3.94m)**



Double glazed 1/2 bay window to rear, radiator, power and light point

**BEDROOM TWO**  
**9'09 x 12'00 max into wardrobe (2.97m x 3.66m max into wardrobe )**



Double glazed bay window to front, fitted wardrobes, radiator, power and light point

**BEDROOM 3**  
**5'02 x 6'02 (1.57m x 1.88m)**

Double glazed window to front of property,

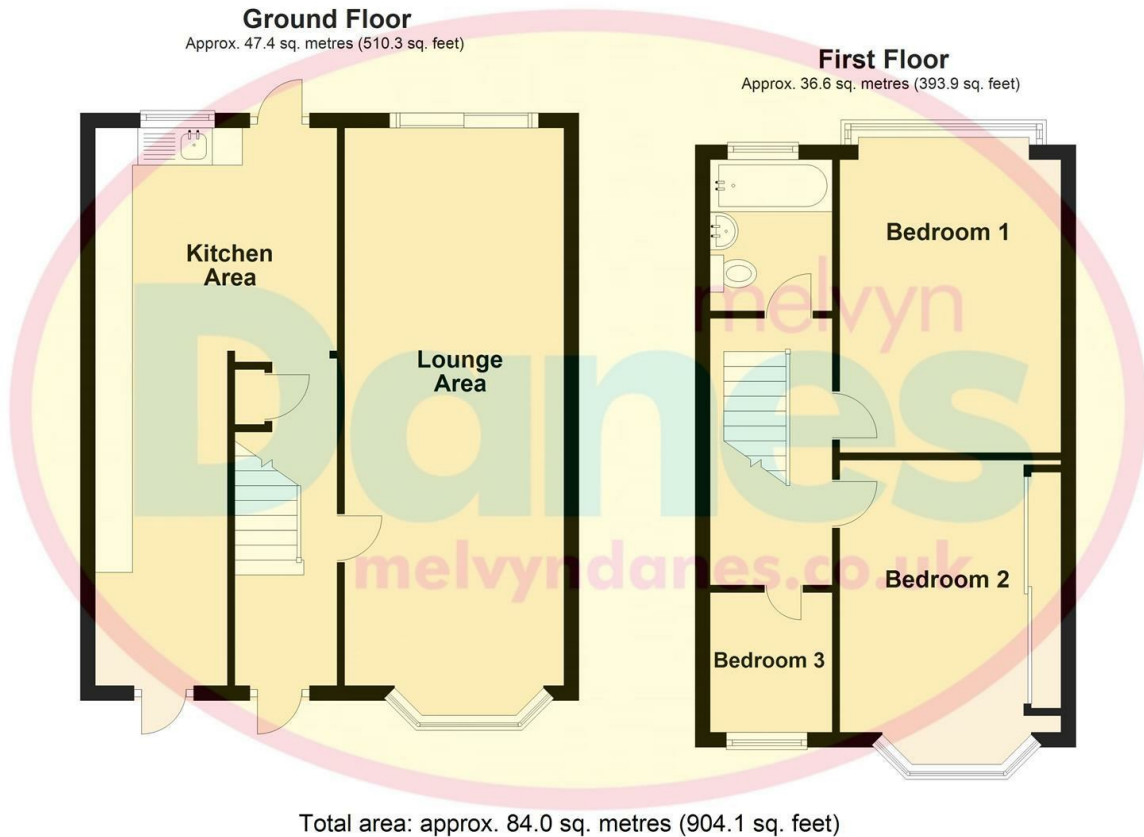
**REAR GARDEN**



Laid to lawn with shrub borders and fencing to perimeters, with a pathway leading to rear garage

## 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.



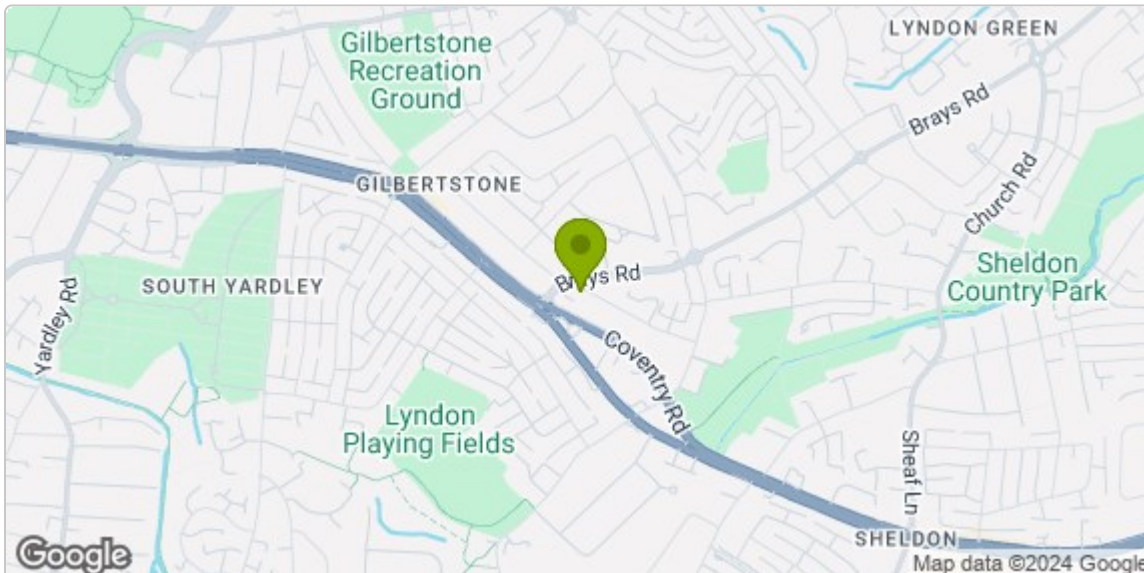
**TENURE:** We are advised that the property is Freehold

**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:**  
11 Beechmore Road Sheldon  
Birmingham B26 3AR

**Council Tax Band:** B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	