

Averill Road, Sheldon

£240,000

- MID TERRACED HOUSE
- LOUNGE
- RE FITTED KITCHEN & UTILITY
- FIRST FLOOR BATHROOM
- POTENTIAL FOR OFF ROAD PARKING
- PORCH & ENTRANCE HALL
- DINING ROOM
- THREE BEDROOMS
- DOUBLE GLAZING & CENTRAL HEATING
- REAR GARDEN

A very well presented semi detached house in Sheldon. This property would make the ideal first time purchase and is in a great location near to shops, schools and transport links. Comprising of a porch, entrance hall, two reception rooms, kitchen, utility area to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road Parking via gravel driveway and access to a double glazed door to :

ENCLOSED PORCH

Double glazed windows to front, radiator, tiled flooring, ceiling light and doubled glazed door to:

RECEPTION 1

14'01 x 11'07 (4.29m x 3.53m)



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

KITCHEN

5'09 x 13'01 max (1.75m x 3.99m max)



Kitchen is fitted with a range of eye level drawer and base units with a work surface over incorporating a stainless steel sink and mixer tap, tiling to splash prone areas, fitted electric oven, gas hob with extractor hood over,

RECEPTION 2

14'02 x 9'02 (4.32m x 2.79m)



Double glazed patio doors and windows to rear, radiator, power and light points

UTILITY AREA

7'02 x 9'08 (2.18m x 2.95m)



Double glazed UPVC door to rear, storage area. WC , tiled flooring, power and light point

HALLWAY

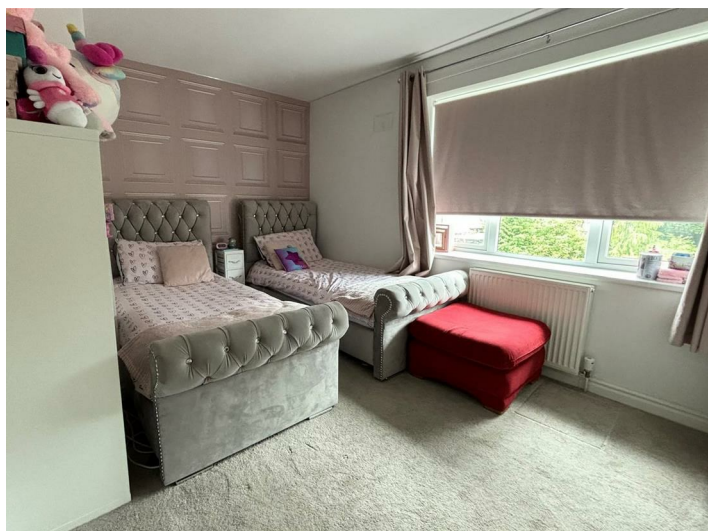
Access to loft, power and light points and doors to:

BEDROOM 1
14'01 x 11'04 (4.29m x 3.45m)



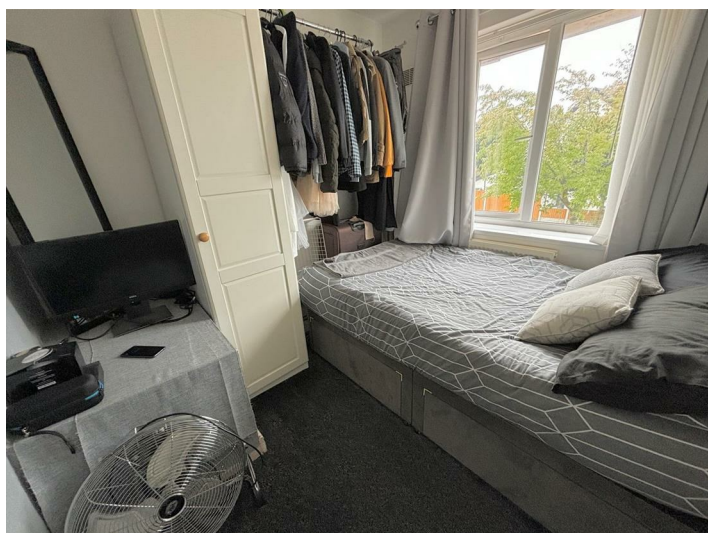
Two double glazed windows to the front, built in storage cupboard, radiator, power and lights

BEDROOM 2
12'01 x 11'04 (3.68m x 3.45m)



Double glazed window to rear, radiator, power and lights

BEDROOM 3
7'10 x 7'9 (2.39m x 2.36m)



Double glazed window to front. radiator, power and light points

BATHROOM
7'10 x 4'10 (2.39m x 1.47m)



Double glazed opaque window to rear, fitted with panelled bath with shower. Pedestal sink, low level flush wc. Aqua panelling to full height, extractor fan and heated towel rail

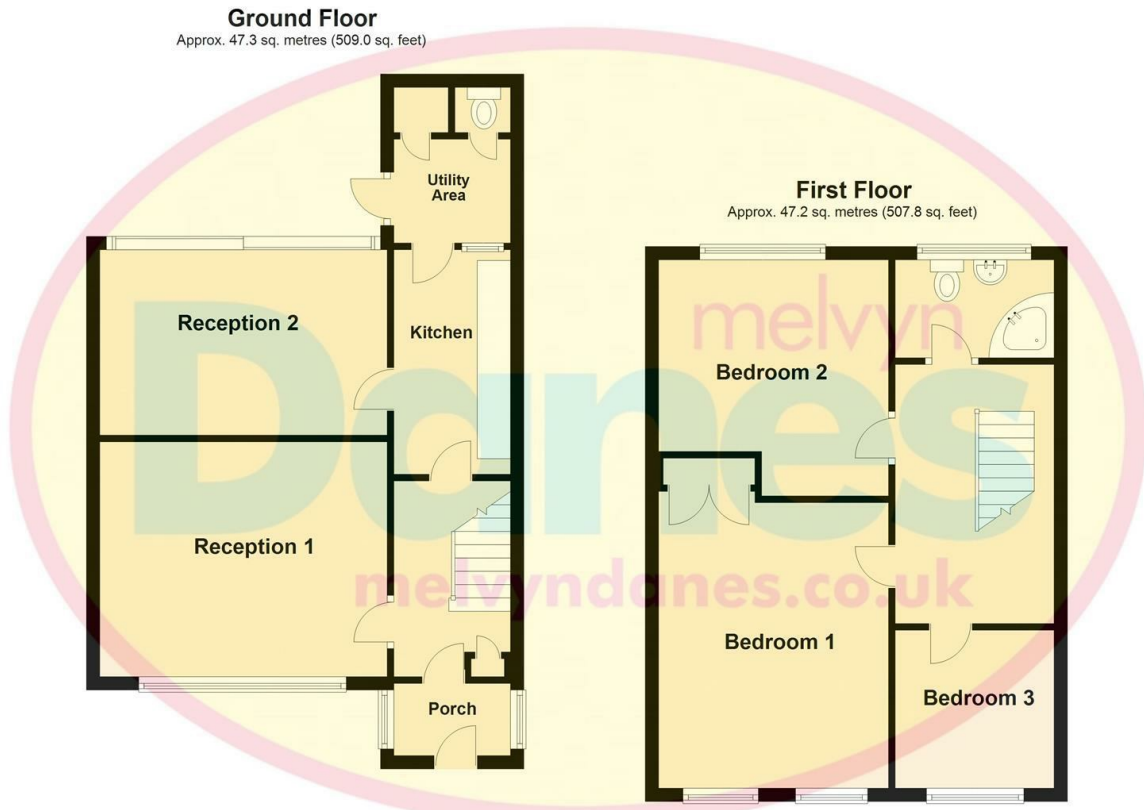
REAR GARDEN



Garden is mostly laid to lawn, with shrub borders and fencing to perimeters, door to utility area and door to side entrance, leading to front

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. 94.5 sq. metres (1016.8 sq. feet)

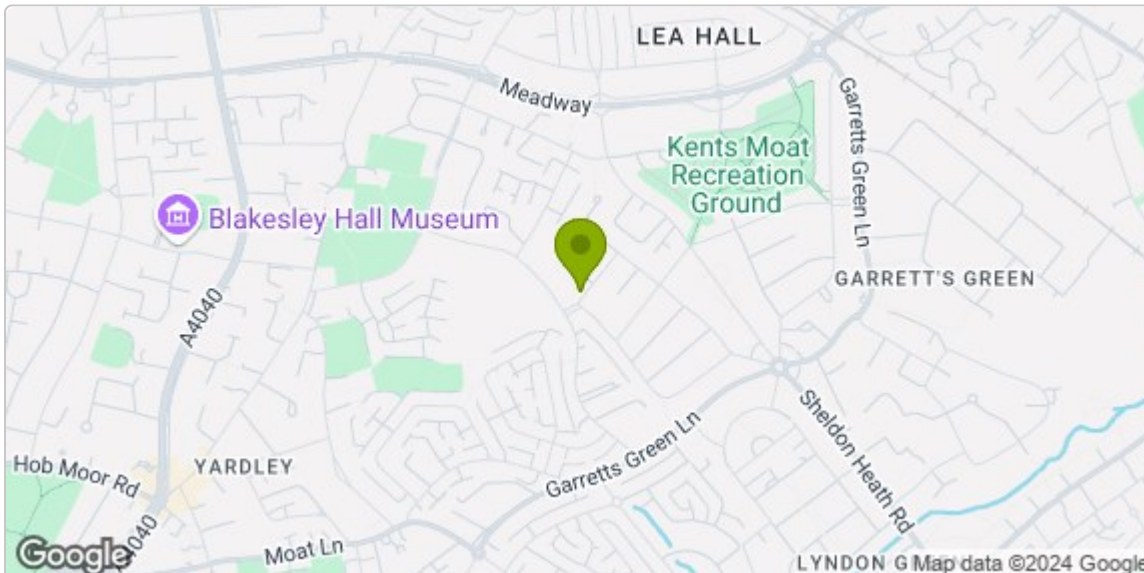
TENURE: We are advised that the property is freehold

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:
29 Averill Road Sheldon
Birmingham B26 2EG

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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