



# Benedon Road, Sheldon

## Offers Over £250,000

- AN EXTENDED SEM DETACHED HOUSE
- THROUGH LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING
- FRONT & REAR GARDENS
- ENTRANCE HALL
- EXTENDED KITCHEN
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING
- OFF ROAD PARKING

This well-maintained, extended 3-bedroom semi-detached property is located on a popular road in Sheldon. It is an ideal family home or first-time purchase. The house is situated in a great location near shops, facilities, and transport links. It comprises an entrance hall, a through lounge, and an extended kitchen diner on the ground floor. Upstairs, there are three bedrooms and a bathroom. Additional features include central heating, double glazing, a driveway, and a rear garden.

**FRONT**



Off road parking via a block paved driveway, with laid to lawn area and shrub borders and access to double glazed doors to;

**ENCLOSED PORCH**

Hardwood door to:

**HALLWAY**

Stairs to first floor, cupboard housing meters, radiator, power and light points and doors to:

**LOUNGE**

**10'5 x 24'7 (3.18m x 7.49m)**



Double glazed bay window to front of the property, gas fire and surround, radiator, power and light points and double glazed UPVC door to rear garden

**KITCHEN**

**10'1 x 19'1 max (3.07m x 5.82m max)**



Double glazed window to rear garden. a range of wall and base units with a work surface over, incorporating a stainless steel sink and drainer, gas cooker with hood over, tiled to splash prone areas, power and light points

**LANDING**

Double glazed window to side of property, loft access and light point

**BEDROOM ONE**

**9'2 x 13'1 into bay (2.79m x 3.99m into bay )**



Double glazed bay window to front of property, fitted wardrobes, radiator, power and light points

**BEDROOM TWO**

**11'1 x 10'7 (3.38m x 3.23m)**



Double glazed window to rear of property, radiator, power and lights and loft access

### **BEDROOM THREE**

**6'9 x 8'4 (2.06m x 2.54m )**

Double glazed window to rear of property, radiator, power and light point

### **BATHROOM**

Double glazed window to front of property, re fitted white corner bath with shower over, vanity sink unit and Low level flush WC, tiled to splash prone areas and heated towel rail

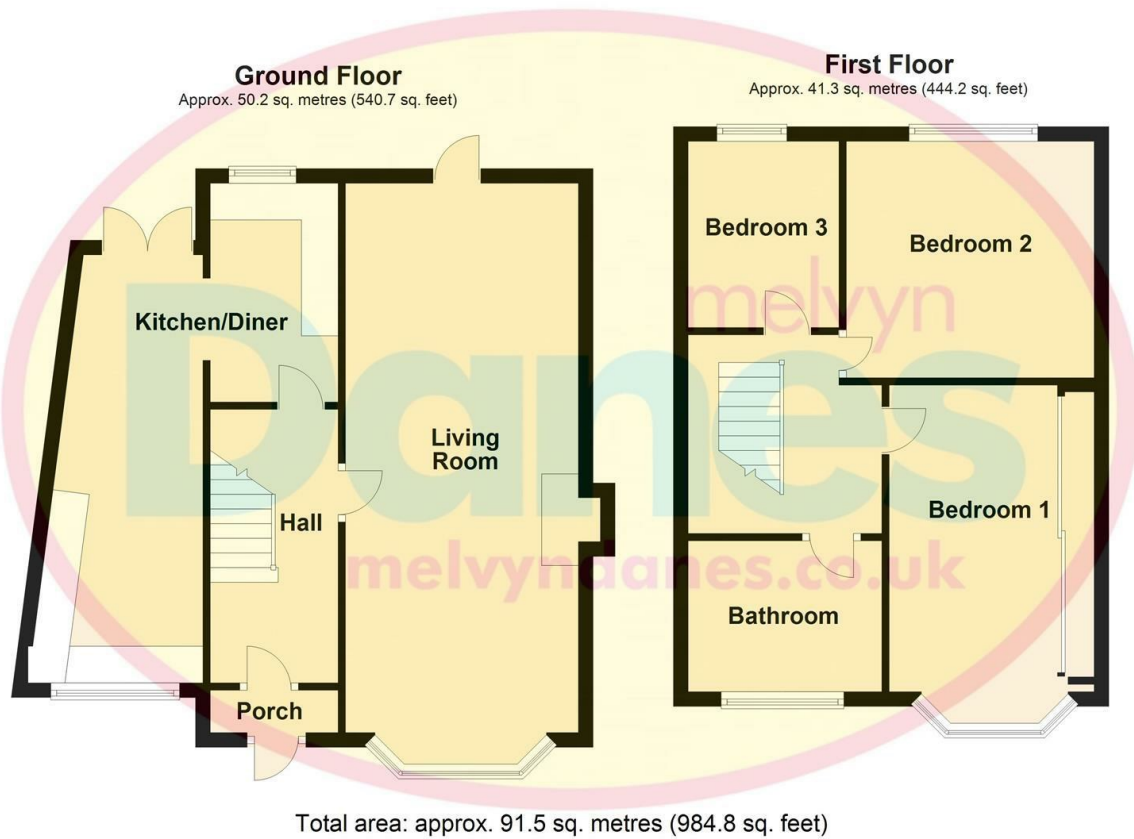
### **GARDEN**



Mostly laid to lawn with fencing to perimeters

## 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.



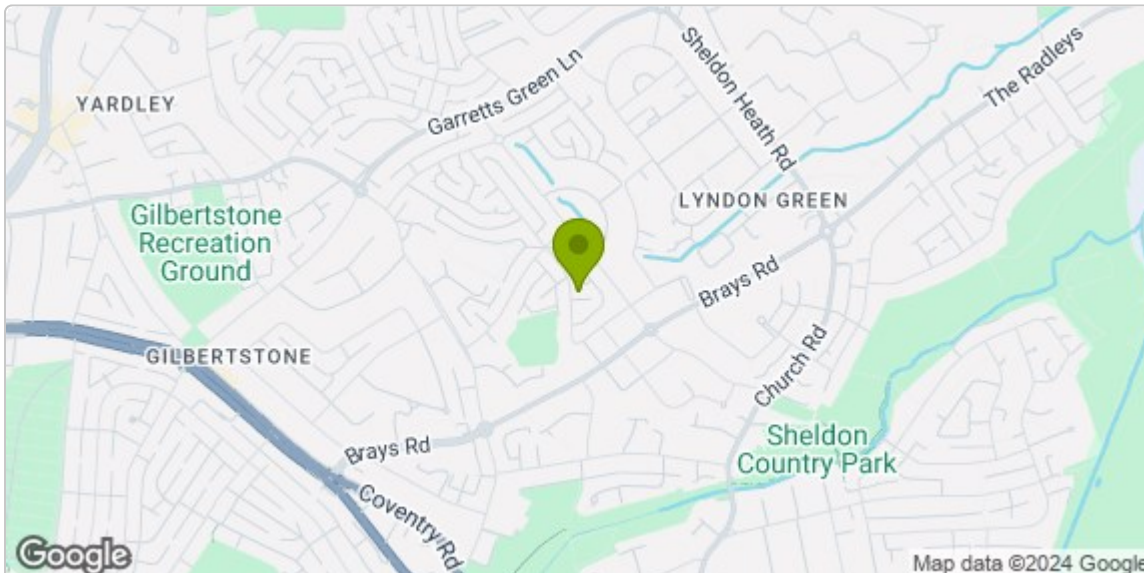
**TENURE:** We are advised that the property is Freehold

**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:**  
138 Benedon Road Sheldon  
Birmingham B26 2UT

**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>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	