



Barrows Lane, Sheldon

£230,000

- SPACIOUS MID TERRACED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN & SUN LOUNGE
- RE FITTED BATHROOM
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PARKING TO THE REAR

A well maintained, spacious mid terraced house on a popular road in Sheldon with NO ONWARD CHAIN . This property will make a very good first time purchase or buy to let investment and is in a superb location near to a superb range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge/diner, kitchen and sun lounge to the ground floor. Upstairs there are three good sized bedrooms and a re fitted bathroom. Further benefiting from double glazing, central heating, gardens to the front and rear and parking at the rear of the property.

FRONT

The front garden is laid to lawn with flower and shrub borders and a path leading to a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and sides, wall light, tiled floor and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage area, meter cupboard, radiator, power and light points and doors to:-

LOUNGE/DINER

11'6 max x 22'7max (3.51m max x 6.88mmax)



Double glazed window to the front, single glazed window and door to the sun lounge, two radiators, power and light points

SUN LOUNGE

10'6 x 6'2 (3.20m x 1.88m)

Double glazed door to the rear garden, double glazed windows to the rear and side, radiator, power and light points

KITCHEN

8'4 x 9'0 max (2.54m x 2.74m max)



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/drainers with a mixer tap and tiling to splash prone areas. Space and plumbing for appliances, larder, double glazed window to the rear, power and light points and door to:-

LOBBY

With doors to the front of the property, rear garden, storage shed and guest WC

LANDING

Airing cupboard housing the boiler, loft access, power and light points and doors to:-

BEDROOM ONE

14'8 x 9'11 (4.47m x 3.02m)



Two double glazed windows to the front, radiator, over stairs storage cupboard, power and light points

BEDROOM TWO

11'7 max x 11'4 (3.53m max x 3.45m)



Double glazed window to the rear, radiator, built in wardrobe, power and light points

BEDROOM THREE

7'11 max x 12'1 (2.41m max x 3.68m)



Double glazed window to the front, radiator, built in wardrobe, power and light points

RE FITTED BATHROOM

9'1 x 5'5 (2.77m x 1.65m)



The bathroom has recently been re fitted with a modern white suite comprising shower bath with a bar shower over and shower screen, pedestal sink and a low level flush WC. Tiling to splash prone areas, two opaque double glazed windows to the rear, heated towel rail and ceiling spot lights

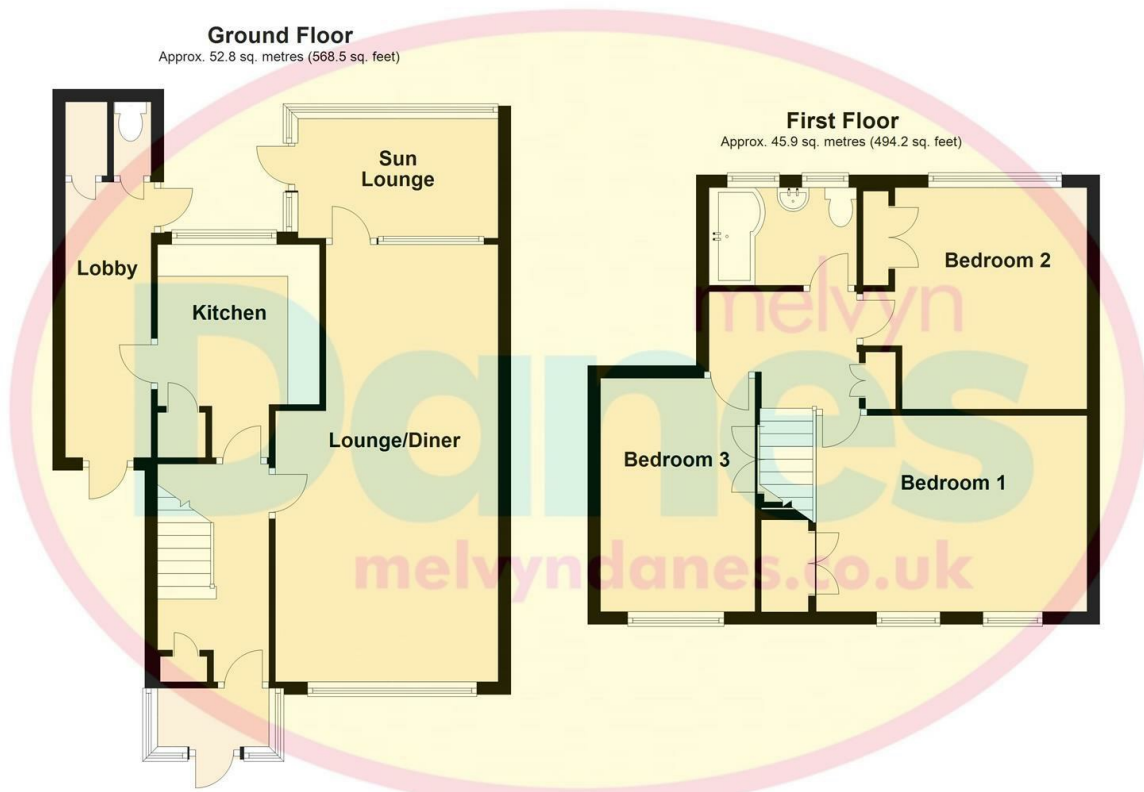
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore. There are flower and shrub borders, a brick storage shed, fencing to the perimeters and a gated access leading to the rear of the property. Rear vehicular access and parking via a securely gated 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.



Total area: approx. 98.7 sq. metres (1062.6 sq. feet)

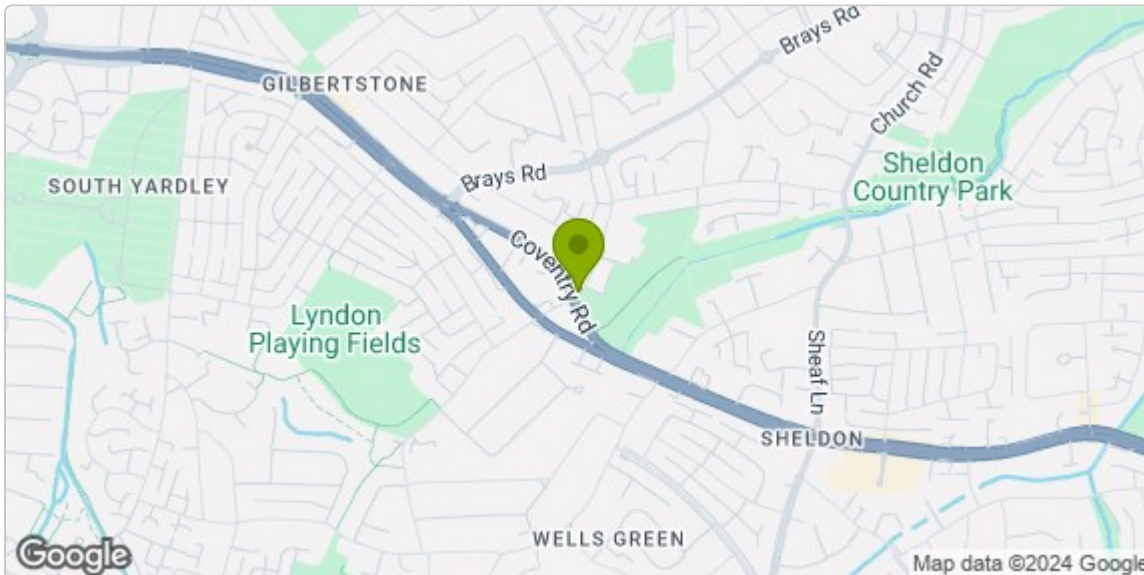
TENURE: We are advised that the property is **FREEHOLD**

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:
566 Barrows Lane Sheldon
Birmingham B26 3BE

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	74	
	(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	