



# Olorenshaw Road, Sheldon

## Offers Over £290,000

- SEMI DETACHED HOUSE
- THROUGH LOUNGE DINER
- GUEST W.C
- FIRST FLOOR BATHROOM
- ESTABLISHED REAR GARDEN
- NO ONWARD CHAIN
- EXTENDED KITCHEN & UTILITY
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & SIDE GARAGE

A well presented, extended semi detached house on a SOUGHT AFTER road in Sheldon with NO ONWARD CHAIN. This lovely property will make the perfect family home and is in a superb location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, guest WC, through lounge/diner, extended kitchen and utility to the ground floor. Upstairs there are three bedrooms, the bathroom and a separate WC. Further benefiting from central heating, double glazing, driveway, side garage and established rear garden.

### FRONT

Off road parking via a tarmac driveway, shrub borders, access to side garage and a UPVC opaque double glazed door into;

### PORCH

Double glazed windows to front and side, ceiling light point and original single glazed door into;

### ENTRANCE HALL

Two single glazed windows to the front, stairs to the first floor, understairs storage, radiator, ceiling light point and doors to;

### THROUGH LOUNGE DINER

10'11 max x 28'10 to bays (3.33m max x 8.79m to bays)



Double glazed bay windows to the front and rear, UPVC double glazed door to the rear garden, two radiators, marble fireplace with electric fire, power and light points.

### GUEST WC

Low level flush W.C, guest vanity wash hand basin. Tiling to half height and ceiling light point.

### EXTENDED KITCHEN

13'4 x 10'11 max (4.06m x 3.33m max)



Being fitted with a selection of wall, base and drawer units, work surface over incorporating a one and a half bowl sink and drainer unit with mixer tap over and laminate splashbacks. Space for appliances, double glazed window to rear, radiator, power and lights points, doors to;

### UTILITY

5'7 x 5'11 min (1.70m x 1.80m min)

Single glazed windows to side and rear, hardwood glazed door to garden, two storage cupboards, space and plumbing for appliances, power and light points.

### LANDING

Opaque double glazed window to the side, loft access, power and light points, doors to;

### BEDROOM ONE

10'5 x 15' to bay (3.18m x 4.57m to bay)



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

### **BEDROOM TWO**

**10'5 max x 13'3 to bay (3.18m max x 4.04m to bay)**



Double glazed bay window to the rear, radiator, power and light points.

### **BEDROOM THREE**

**6'4 x 7'6 (1.93m x 2.29m)**

Double glazed window to the front, radiator, wall mounted boiler and power and light points.

### **RE FITTED SHOWER ROOM**

**7'4 x 5'5 (2.24m x 1.65m)**



Having being re fitted with a four piece suite comprising; shower cubicle with bar shower and rainfall shower head over, vanity wash hand basin and bidet. Opaque double glazed window to the rear, radiator, tiling to full height throughout and ceiling spotlights.

### **SEPARATE W.C**

Low level flush w.c, tiling to half height, opaque double glazed window to side and ceiling light point.

### **ESTABLISHED REAR GARDEN**



Patio to the foregarden with mostly laid to lawn area, numerous flower and shrub borders. Timber shed and fencing to perimeters.

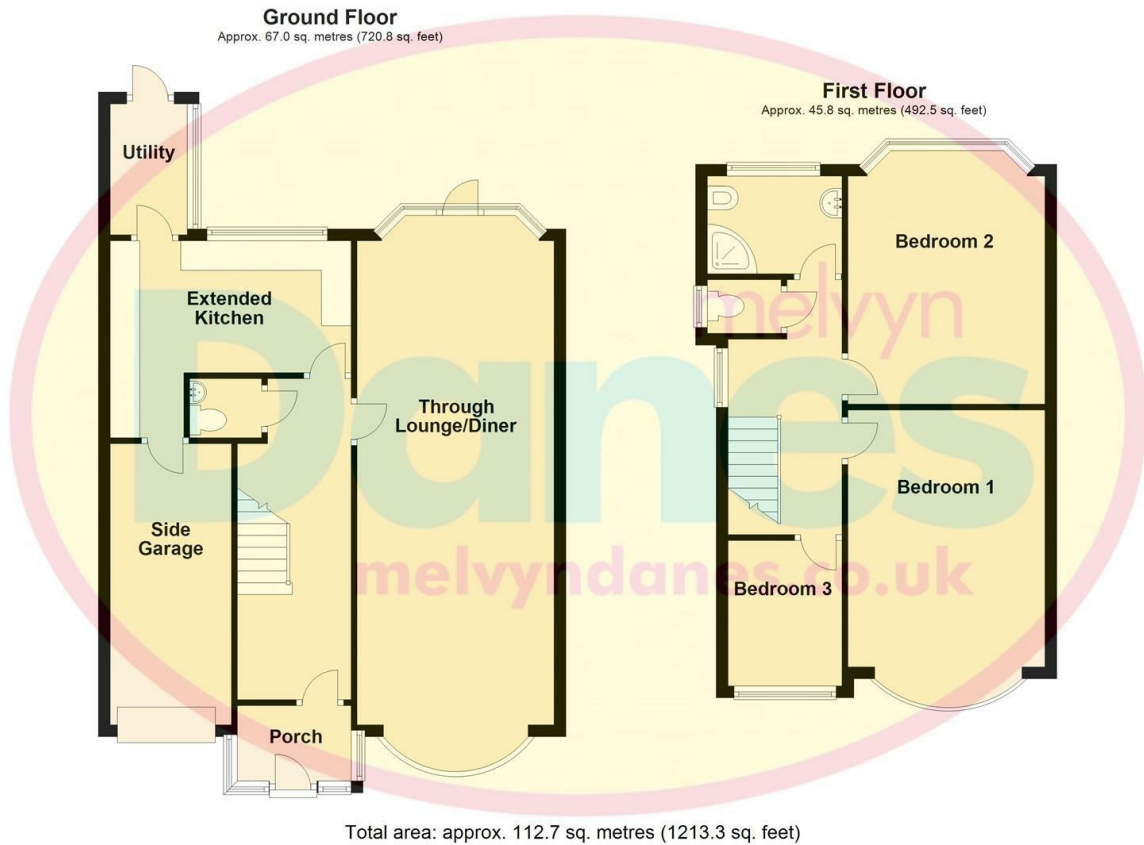
### **SIDE GARAGE**

**6'9 x 14'10 (2.06m x 4.52m)**

Metal door onto driveway, power and light points.

## 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.



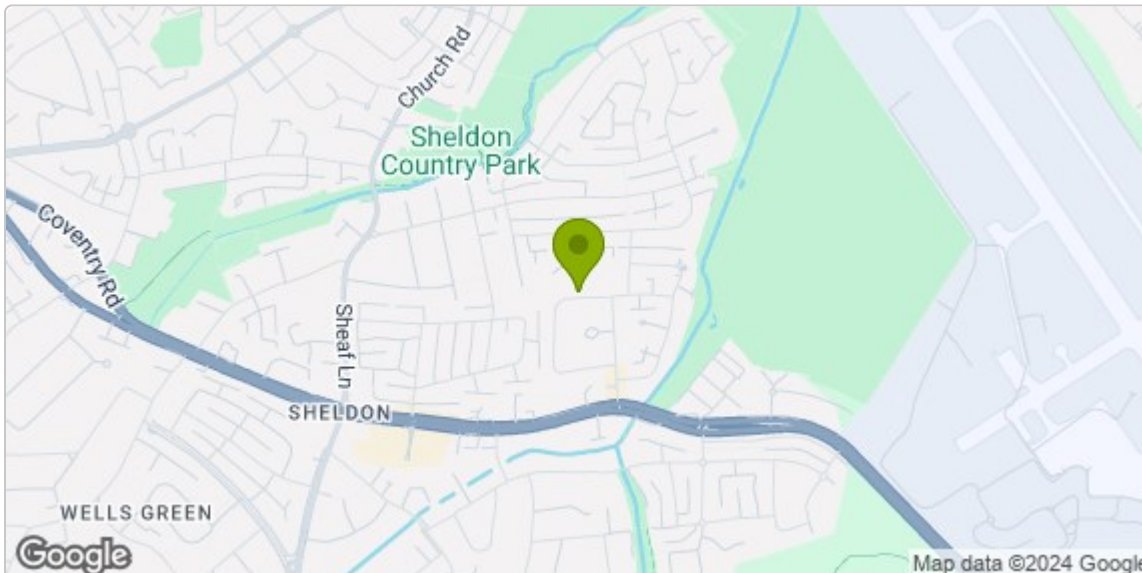
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** C

**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:**  
126 Olorenshaw Road  
Sheldon Birmingham B26  
3ND

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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