



# Marian Croft, Sheldon

**£275,000**

- LARGER STYLE SEMI DETACHED
- LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING
- REAR GARDEN
- NO ONWARD CHAIN
- FITTED KITCHEN
- RE FITTED BATHROOM
- DOUBLE GLAZING
- OFF ROAD PARKING

A semi detached house on one of the most desirable roads in Sheldon. A blank canvas, ideal for first time buyers. In a superb location near to a good range of shops, facilities and transport links including the motorway network, International train station and Birmingham airport. Comprising enclosed porch, entrance hall, through lounge and fitted kitchen to the ground floor. Upstairs there are three bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, off road parking and rear garden. NO ONWARD CHAIN.

### FRONT

Off road parking via a shared block paved driveway, with laid to lawn and shrub border

### ENCLOSED PORCH

Meter cupboard with a hardwood door to:

### ENTRANCE HALL

Stairs to first floor, door to under stairs storage, opaque double glazed window to the side. Laminate flooring, power and light point and doors to:

### LOUNGE

**10'10 x 26'03 into bay (3.30m x 8.00m into bay )**



Double glazed bay window to front and double glazed patio doors to rear. Radiator, laminate flooring, power and light points.

### KITCHEN

**6'04 x 13'05 (1.93m x 4.09m)**



Fitted with a range of units with a work surface over, incorporating a stainless steel sink and drainer with a mixer tap. Fitted electric oven with an inset induction hob with hood over. Space and plumbing for other appliances. Double glazed opaque window to side, double glazed opaque UPVC door to rear, power and light points.

### LANDING

Double glazed opaque window to side, loft access, ceiling light point and doors to:

### BEDROOM ONE

**10'04 x 15'04 max (3.15m x 4.67m max)**



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

### BEDROOM TWO

**8'08 x 10'09 (2.64m x 3.28m)**

Double glazed window to rear, fitted wardrobes, radiator, power and light points

**BEDROOM THREE**  
**6 x 8'04 (1.83m x 2.54m)**



Double glazed window to front, radiator =, power and light point

**BATHROOM**  
**6'04 x 8'08 (1.93m x 2.64m)**



Fitted panelled P shaped bath with mixer shower, pedestal wash basin, low level flush WC, tiling to full height, heated towel rail, ceiling light point, opaque double glazed window to rear and side of property.

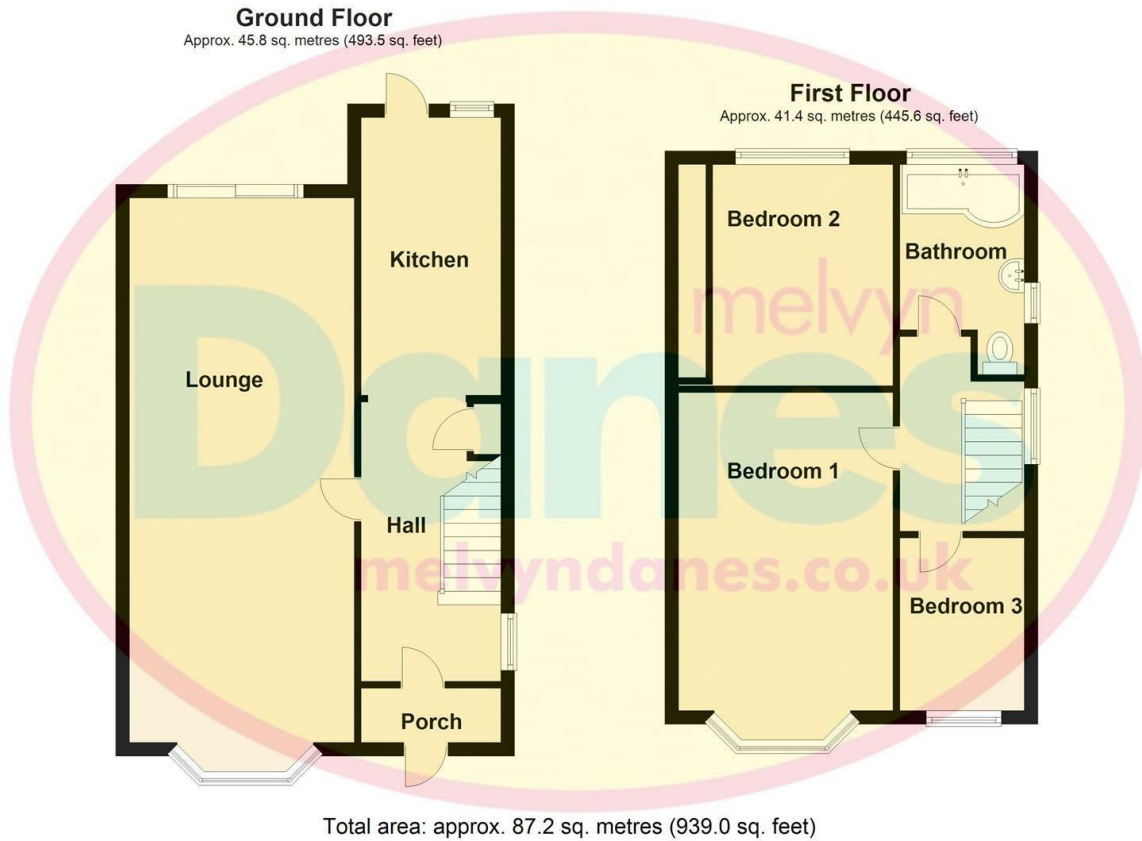
**REAR GARDEN**



Mostly laid to lawn, with paved patio area, fencing to perimeters and side access to the front of the property

## 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.



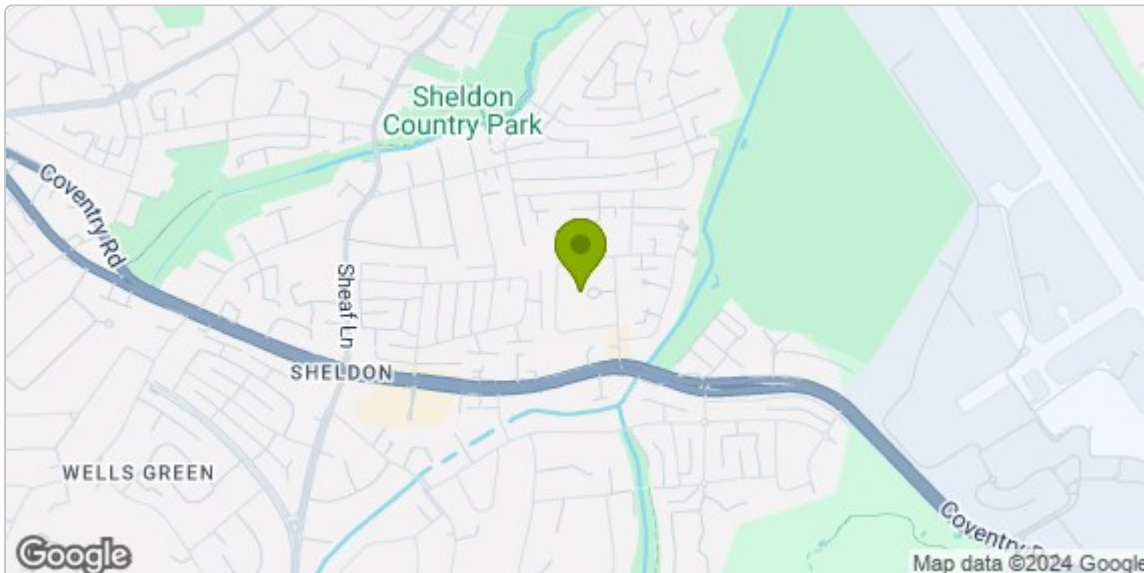
**TENURE:** We are advised that the property is Freehold

**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:**  
8 Marian Croft Sheldon  
Birmingham B26 3LZ

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	