



# Benedon Road, Sheldon

## Offers Over £310,000

- EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE
- FOUR GOOD SIZED BEDROOMS
- CENTRAL HEATING
- DRIVEWAY
- ENTRANCE HALL & GUEST WC
- EXTENDED DINING KITCHEN
- BATHROOM & EN SUITE SHOWER ROOM
- DOUBLE GLAZING
- PLEASANT REAR GARDEN



Attractively priced - A beautifully presented and thoughtfully extended semi detached family home on a popular road in B26. This stunning home has been lovingly renovated to a very high standard throughout by the current owners and is in a super location near to a range of schools, facilities and transport links. Comprising entrance hall, guest WC, through lounge and impressive extended dining kitchen to the ground floor. On the upper floors there are four good sized bedrooms, an en suite shower room and the bathroom. Further benefiting from central heating, under floor heating (where specified), double glazing, driveway and pleasant rear garden.

### FRONT

Off road parking via a block paved driveway and access to a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, laminate wood flooring with under floor heating, power and light points and doors to

### GUEST WC

Fitted with a low level flush WC and a guest vanity sink. Concealed cupboard housing the boiler and concealed under floor heating controls, laminate wood flooring with under floor heating and ceiling spot light

### THROUGH LOUNGE

**9'8 max x 22'5 to bay (2.95m max x 6.83m to bay)**



Double glazed bay window to the front, radiator, gas fireplace with a marble hearth, power and light points and hardwood glazed doors to:-

### EXTENDED DINING KITCHEN

**17'2 max x 15'1 max (5.23m max x 4.60m max)**



The kitchen is fitted with a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven/grill, inset five ring gas burner hob with an extractor hood over, integrated fridge, freezer and microwave and space and plumbing for other appliances. UPVC double glazed French doors to the rear garden, double glazed windows to the rear, skylight, laminate wood flooring with under floor heating, power and light points

### LANDING

Opaque double glazed window to the side, stairs to the first floor, power and light points and doors to:-

### BEDROOM ONE

**9'8 max x 13'3 (2.95m max x 4.04m)**



Double glazed window to the rear, radiator, laminate flooring, power and light points and door to:-

### EN SUITE SHOWER ROOM

**2'6 x 7'4 (0.76m x 2.24m)**

Fitted with a shower cubicle with a bar shower and rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height, heated towel rail, extractor fan and ceiling spot lights

### **BEDROOM THREE**

**8'3 x 11'7 (2.51m x 3.53m)**

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

### **BEDROOM FOUR**

**8'1 x 10'7 (2.46m x 3.23m)**

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

### **BATHROOM**

**6'10 x 6'4 (2.08m x 1.93m)**



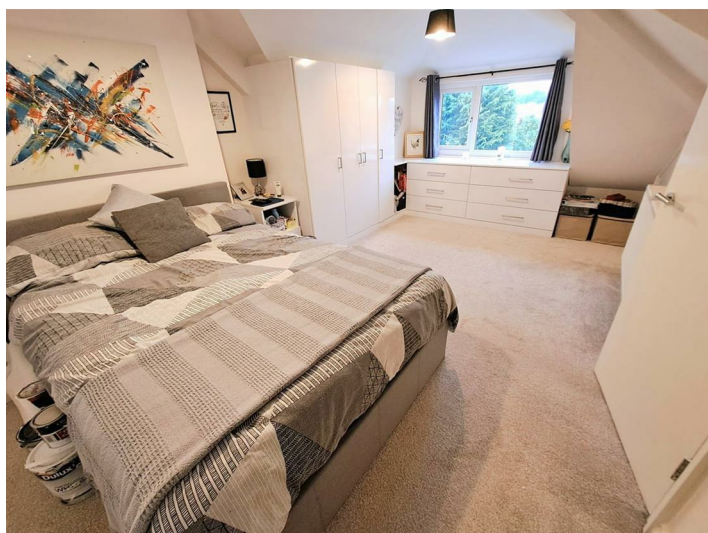
Fitted with a bath with a shower attachment, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, heated towel rail, tiled floor, extractor fan and ceiling spot lights

### **SECOND FLOOR LANDING**

Double glazed window to the side, storage cupboard, power and light points and door to:-

### **BEDROOM TWO**

**10'9 max x 16'9 max (3.28m max x 5.11m max)**



Double glazed window to the rear, radiator, storage into the eaves, power and light points

### **REAR GARDEN**

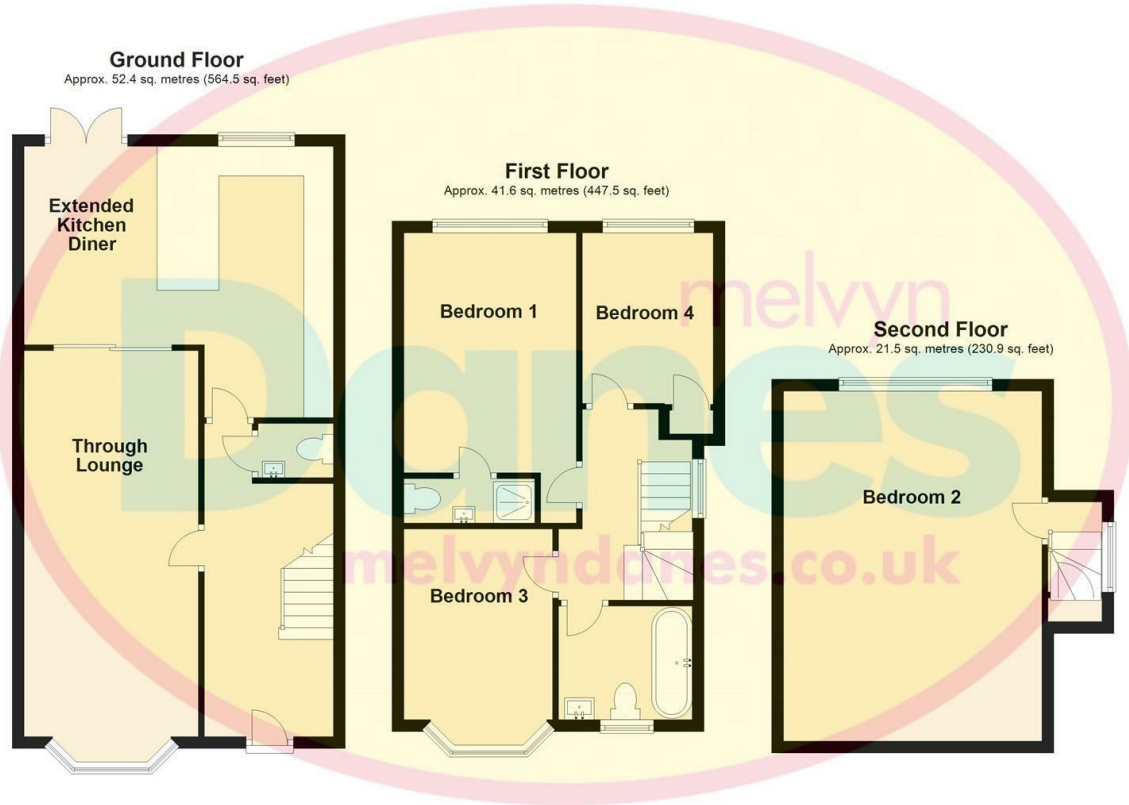


The rear garden is mostly laid to lawn with a patio to the fore. There are flower and shrub borders and fencing to the perimeters.



## 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.



Total area: approx. 115.5 sq. metres (1242.9 sq. feet)

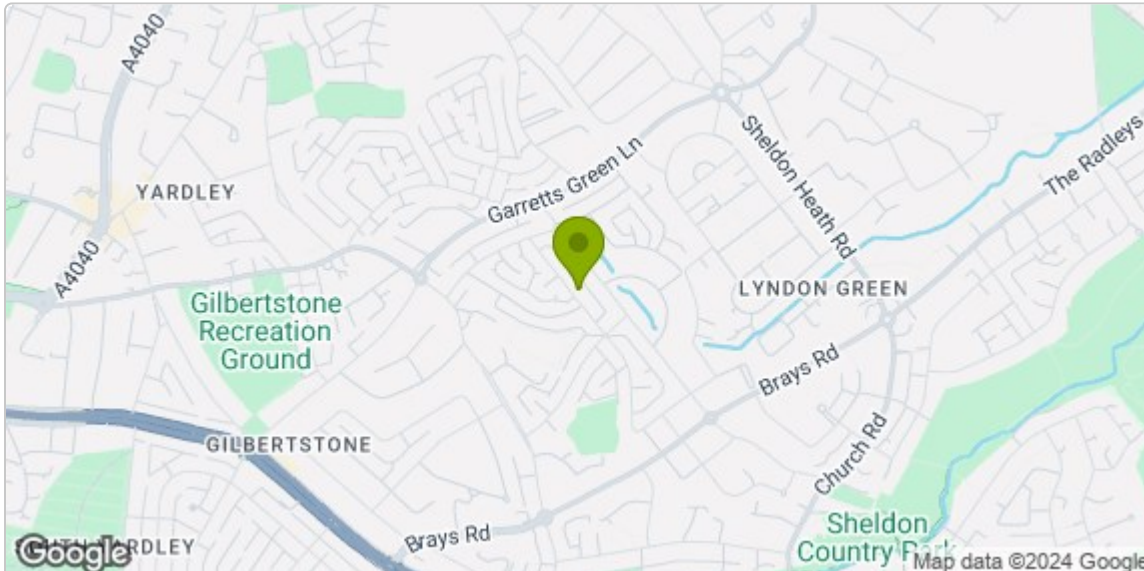
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:**

**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:**  
56 Benedon Road Sheldon  
Birmingham B26 2NJ

**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>                            |                         | 82        |
| (69-80) <b>C</b>                            | 68                      |           |
| (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 |           |