



Normanton Avenue, Sheldon

£200,000

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING
- REAR PARKING & REAR GARAGE
- PORCH & ENTRANCE HALL
- WC AND EXTENDED KITCHEN
- FIRST FLOOR SHOWER ROOM
- DOUBLE GLAZING
- GARDENS TO THE FRONT & REAR

A well maintained, extended semi detached house on a popular road in Sheldon. This lovely property will make the perfect first time purchase and is in a super location near to a good range of shops, facilities and transport links. Comprising porch, entrance hall, lounge, dining room, WC and extended kitchen to the ground floor. Upstairs there are two double bedrooms and the shower room. Further benefiting from central heating, double glazing, rear parking, rear garage and gardens to the front and rear.

FRONT

The front garden is laid to lawn with flower and shrub borders with a wall and fencing to the perimeter and a path to a UPVC opaque double glazed door to:-

PORCH

With a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, opaque double glazed window to the side, radiator, power and light points and doors to:-

WC

Fitted with a low level flush WC and wall light

DINING ROOM

10'4 x 7'10 (3.15m x 2.39m)



Radiator, power and light points, door to the kitchen and opening onto:-

LOUNGE

12'11 max x 10'10 (3.94m max x 3.30m)



Double glazed bow window to the front, radiator, electric fireplace, power and light points

EXTENDED KITCHEN

10'4 x 6' (3.15m x 1.83m)



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/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset ceramic hob and extractor hood over and space for a washing machine and fridge/freezer which the vendors are happy to include in the sale. Double glazed window to the rear, UPVC opaque double glazed door to the rear garden, tiled floor, power and light points

SPLIT LEVEL LANDING

Opaque double glazed window to the rear, airing cupboard housing the boiler, loft access, ceiling light point and doors to:-

BEDROOM ONE

11'8 max into wardrobes x 9'7 max (3.56m max into wardrobes x 2.92m max)



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

BEDROOM TWO

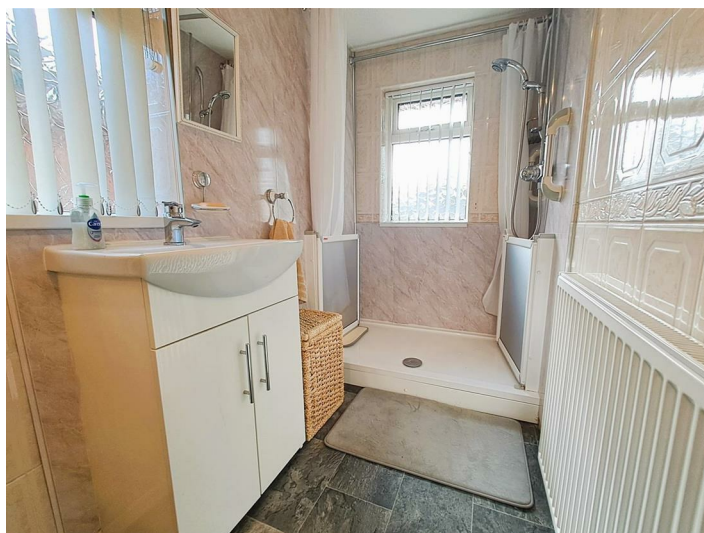
10'6 max x 9'6 max (3.20m max x 2.90m max)



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

SHOWER ROOM

4'3 max x 10' (1.30m max x 3.05m)



Fitted with a walk in shower cubicle with a mixer shower, vanity sink and a low level flush WC. Tiling and aqua paneling to a full height, opaque double glazed windows to the side and front, radiator, extractor fan and ceiling light point

REAR GARDEN



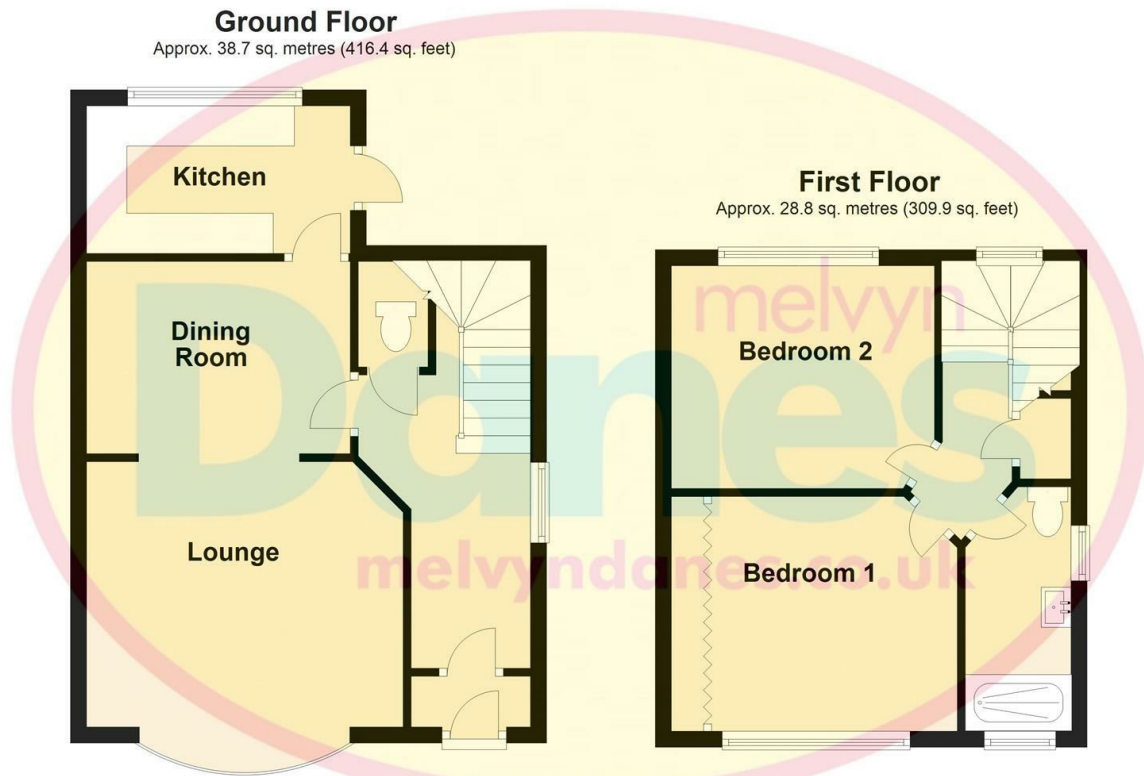
The rear garden is laid to lawn with a patio to the fore. There are flower and shrub borders, fencing to the perimeters and a gated access leading to the front of the property. To the rear of the garden there is a hard standing for a vehicle and access to:-

REAR GARAGE

With timber doors onto the security gated rear vehicular service road, 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.



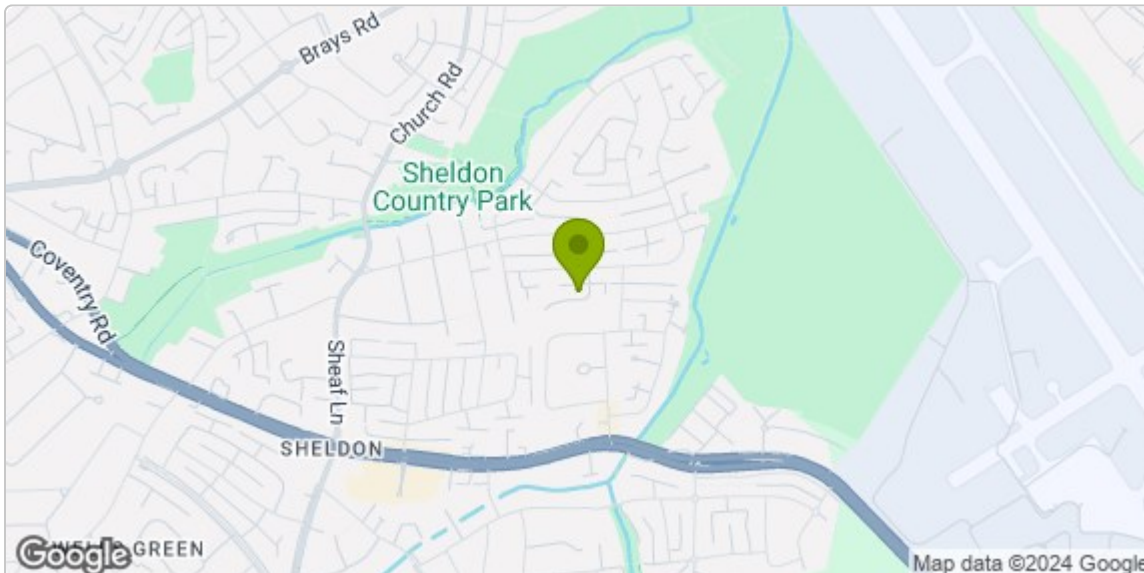
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: 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:
21 Normanton Avenue
Sheldon Birmingham B26 3RH

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	