



The Glade, Sheldon

£250,000

- SEMI DETACHED HOUSE
- STORM PORCH & ENTRANCE HALL
- BREAKFAST KITCHEN
- FIRST FLOOR BATHROOM
- DRIVEWAY & SIDE GARAGE
- NO ONWARD CHAIN
- LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GARDENS TO THE FRONT & REAR

A well maintained semi detached house on a popular cul de sac in Sheldon with NO ONWARD CHAIN. This lovely property will make the perfect first time purchase and is in a superb location near to a good range of shops, facilities and transport links. Comprising storm porch, entrance hall, lounge/diner and breakfast kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, side garage and gardens to the front and rear.

FRONT

Off road parking via a block paved driveway and a lawned front garden with access to the side garage and a storm porch with a UPVC opaque double glazed door to:-

ENTRANCE HALL

Opaque double glazed window to the front, stairs to the first floor, door to the under stairs storage cupboard, radiator, ceiling light point and doors to:-

BREAKFAST KITCHEN

8'7 x 10'2 (2.62m x 3.10m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel one and half bowl sink/drainers with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, breakfast bar, double glazed window to the front, UPVC opaque double glazed door to the side, radiator, tiled floor, power and light points

LOUNGE/DINER 14'10 x 13'3 (4.52m x 4.04m)



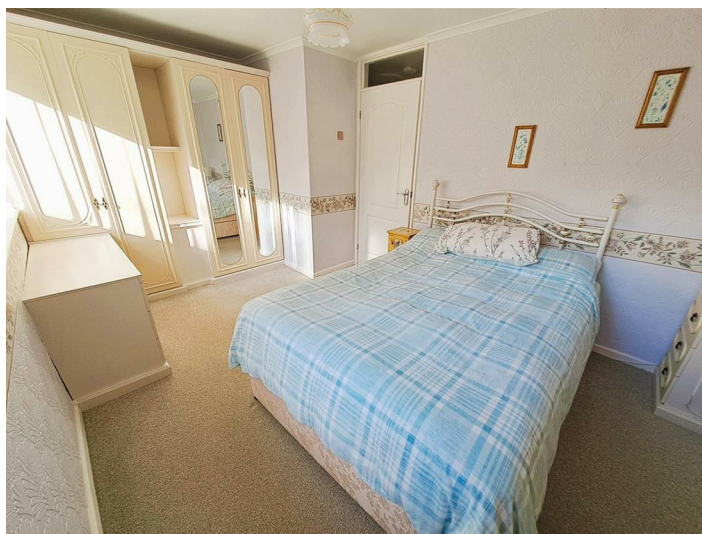
Double glazed door to the rear garden, double glazed bow window to the rear, radiator, living flame gas fire, power and light points

LANDING

Loft access, airing cupboard, power and light points and doors to:-

BEDROOM ONE

14'10 max x 9'2 (4.52m max x 2.79m)



Two double glazed windows to the rear, radiator, fitted wardrobes, power and light points

BEDROOM TWO
7'10 x 9'7 (2.39m x 2.92m)



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

BEDROOM THREE
6'8 x 6'8 (2.03m x 2.03m)

Double glazed window to the front, fixed bed base and light points.

BATHROOM
4'7 x 7'10 (1.40m x 2.39m)



Fitted with a paneled bath, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, radiator and ceiling light point

SIDE GARAGE
7'11 x 15'10 (2.41m x 4.83m)

With metal doors onto the driveway, UPVC double glazed door to the rear garden and a double glazed window to the rear

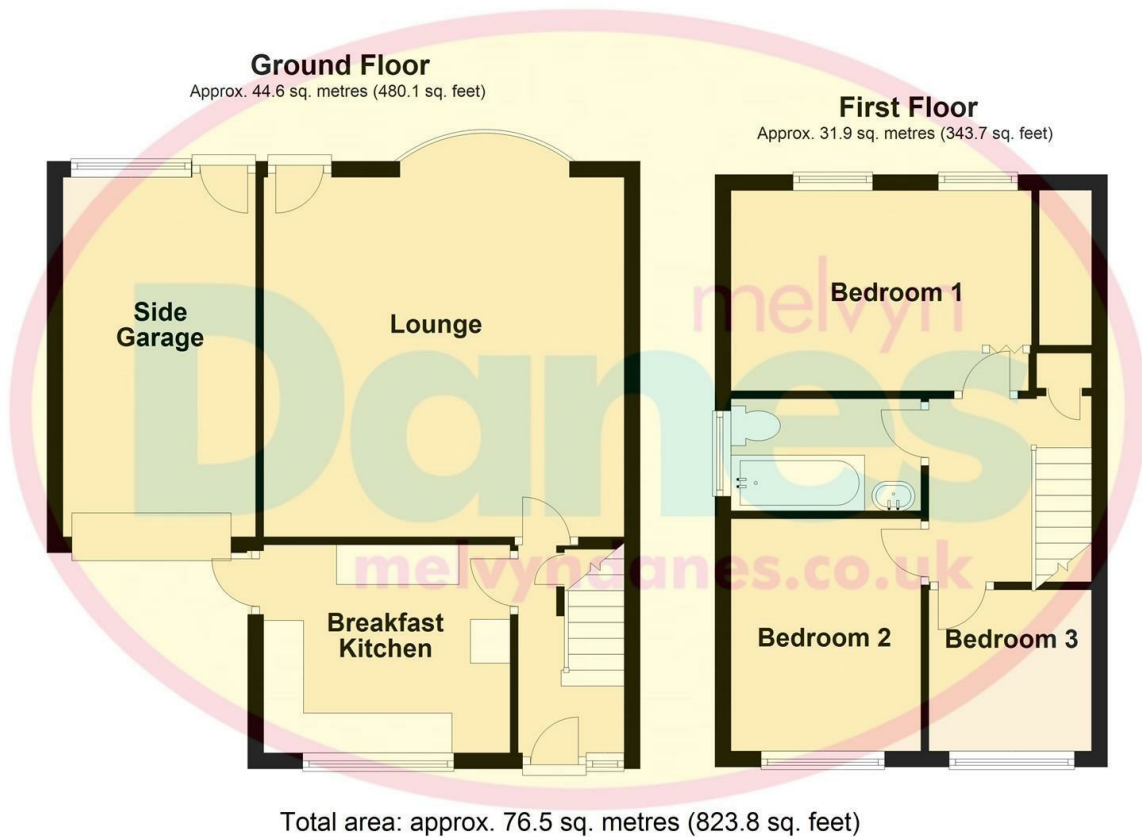
REAR GARDEN



The rear garden is laid to lawn with a patio to the fore, 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.



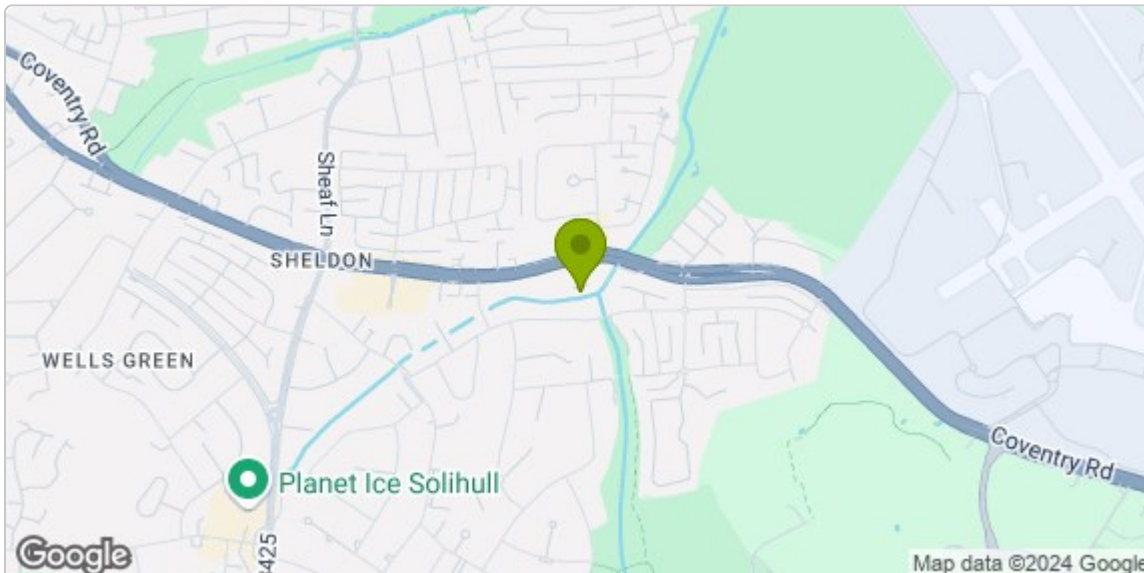
TENURE: We are advised that the property is **FREEHOLD**

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:
29 The Glade Sheldon
Birmingham B26 3PW

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			61
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	