

Kingfisher Close, Sheldon

£379,950

- SUPERB DETACHED HOUSE
- GUEST WC
- FOUR GOOD SIZED BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- INTEGRAL GARAGE
- LOUNGE & DININGROOM
- RE FITTED KITCHEN & UTILITY
- EN SUITE SHOWER ROOM & BATHROOM
- DRIVEWAY
- GOOD SIZED REAR GARDEN

A beautifully presented detached house tucked away on a popular road in B26. This stunning property is the perfect family home and is in a great location near to a good range of shops, schools and facilities. Comprising storm porch, entrance hall, lounge, dining room, guest WC, re fitted Wren kitchen and utility to the ground floor. Upstairs there are four good sized bedrooms, a re fitted en suite shower room and a re fitted bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and good size rear garden.

FRONT

Off road parking via a tarmacadam driveway, lawned garden with shale shrub borders, access to the integral garage and storm porch with a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, opaque double glazed windows to the front, radiator, laminate flooring, power and light points and doors to:-

LOUNGE

15' x 11'9 (4.57m x 3.58m)



Double glazed patio doors to the rear garden, two radiators, marble gas fireplace, power and light points

DINING ROOM

9'8 x 11'2 (2.95m x 3.40m)



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

GUEST WC

Fitted with a low level flush WC and a guest sink. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, laminate flooring and ceiling light

RE FITTED WREN KITCHEN

9'8 x 11'11 max (2.95m x 3.63m max)



The kitchen has been re fitted with a range of eye level, drawer and base units with a quartz work surface over and copper accents. There is an inset sink with a mixer tap over and quartz splash backs, fitted Bosch electric oven, Bosh ceramic hob and extractor fan and an integrated fridge. Double glazed window to the rear, LVT flooring, power and light points and door to:-

UTILITY

7'1 x 5'2 (2.16m x 1.57m)

Work surface with a base unit beneath and space and plumbing for appliances, wall mounted boiler, radiator, hardwood glazed door to the rear garden, LVT flooring, power and light points

LANDING

Double glazed window to the side, airing cupboard, loft access, power and light points and doors to:-

BEDROOM ONE

12'10 max x 14'7 max (3.91m max x 4.45m max)



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

EN SUITE SHOWER ROOM
4'11 x 6' (1.50m x 1.83m)



Fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, heated towel rail and ceiling spot lights

BEDROOM TWO
13'10 x 8'11 (4.22m x 2.72m)



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

BEDROOM THREE
11'2 x 8'11 (3.40m x 2.72m)

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

BEDROOM FOUR
8'10 x 7'7 (2.69m x 2.31m)

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

RE FITTED BATHROOM
6'5 x 6'5 (1.96m x 1.96m)



The bathroom has been re fitted with a bath with a shower attachment, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the side, heated towel rail, ceiling spot lights and a tiled floor

INTEGRAL GARAGE
8'2 x 18' (2.49m x 5.49m)

With a metal up and over door onto the drive, fuse box, power and light points

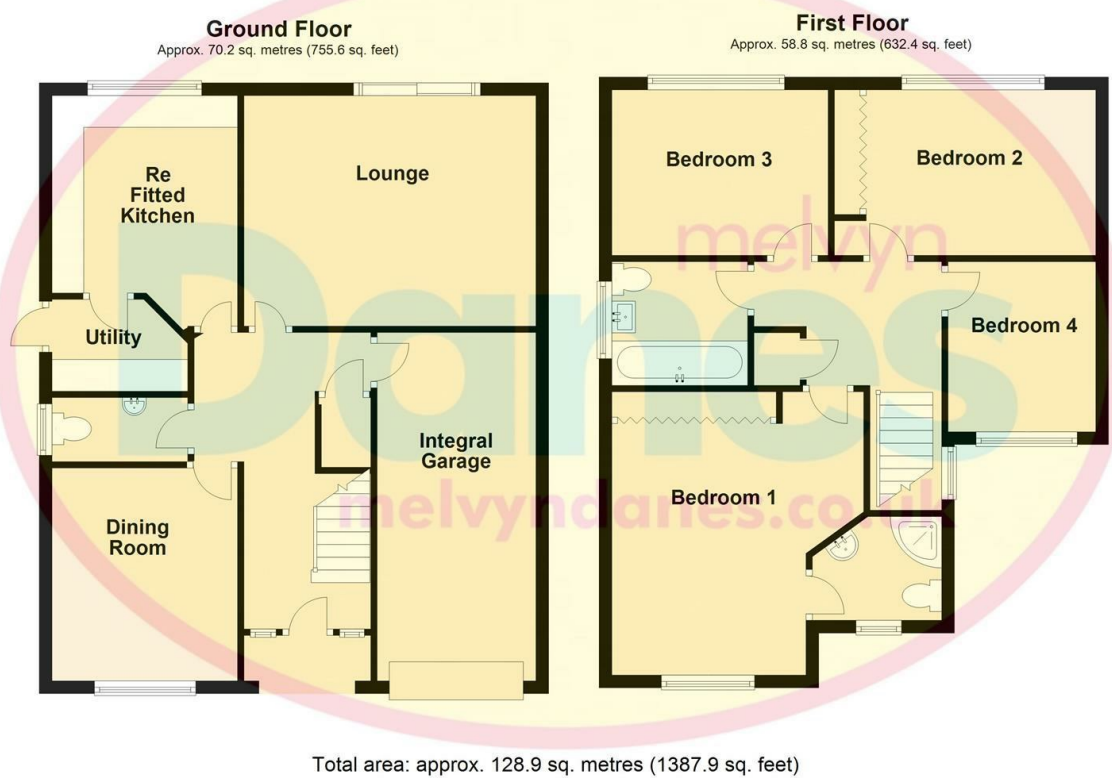
GOOD SIZE REAR GARDEN



The rear garden has a good size patio to the fore and a lawned section. There are flower and shrub borders, a timber storage, fencing to the perimeters and a gated access leading 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.



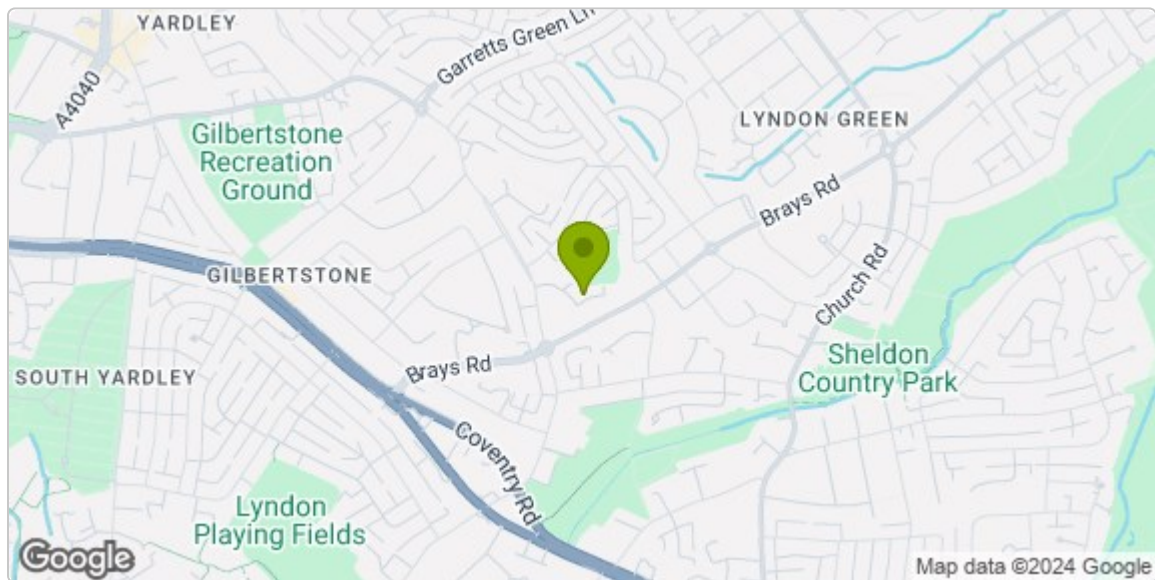
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: E

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:
38 Kingfisher Close Sheldon
Birmingham B26 2QF

Council Tax Band: E

