

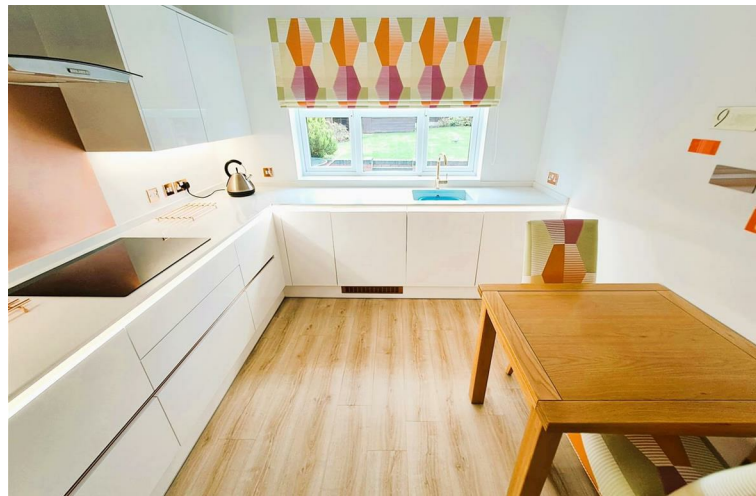


melvyn
Danes
ESTATE AGENTS

Kingfisher Close
Sheldon
£379,950

Description

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

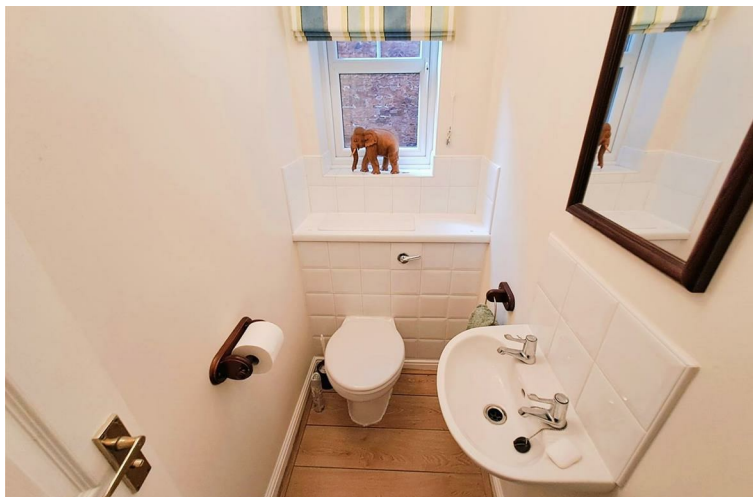
9'8 x 11'2 (2.95m x 3.40m)



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



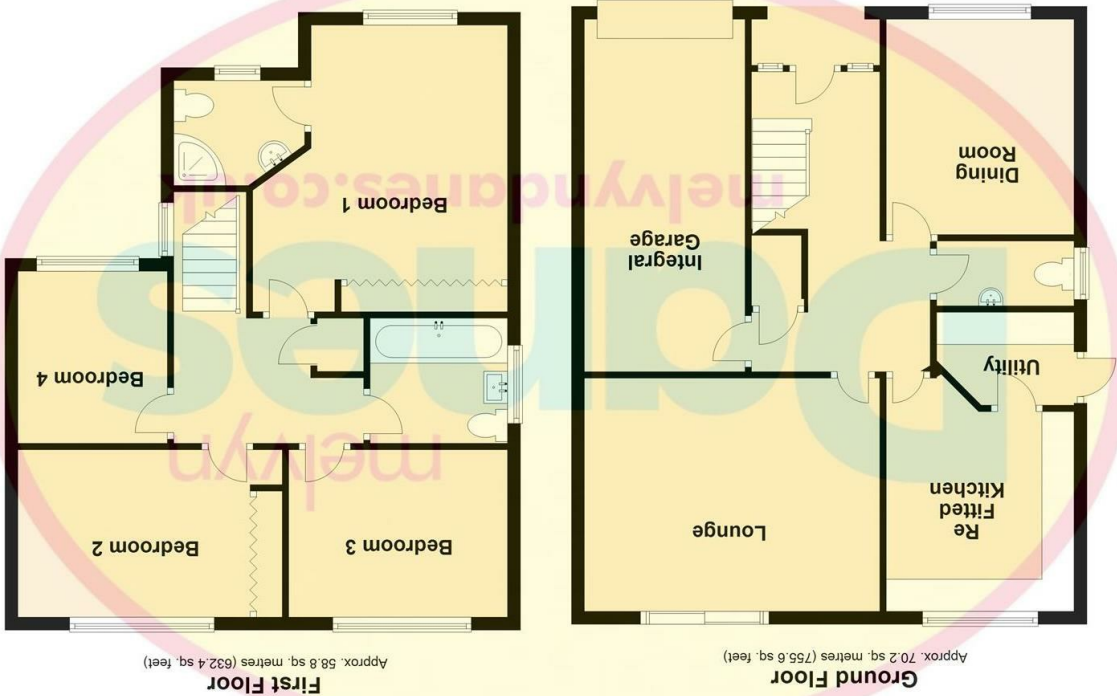
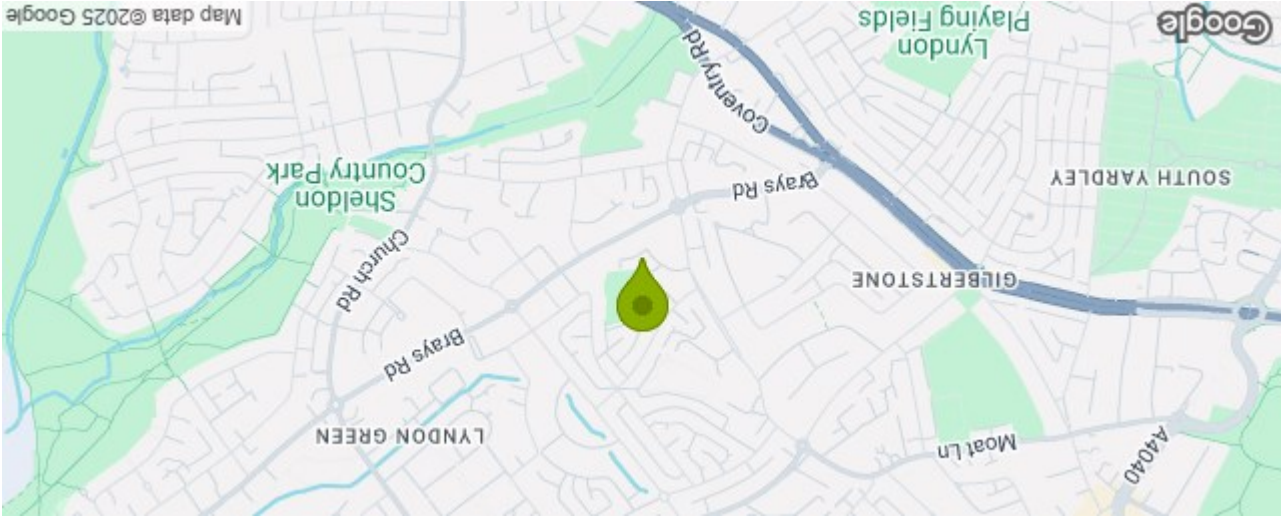
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: E

VIEWING: By appointment only with the office on the number below.

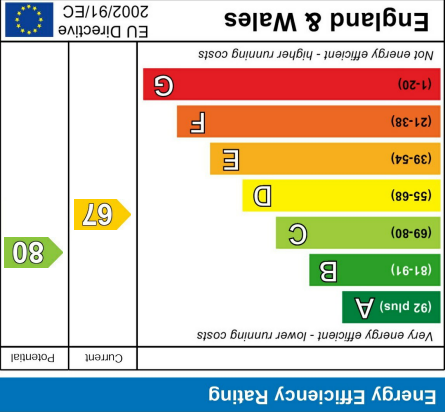
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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.



Total area: approx. 128.9 sq. metres (1387.9 sq. feet)

38 Kingfisher Close Sheldon Birmingham B26 2QF
Council Tax Band: E



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.