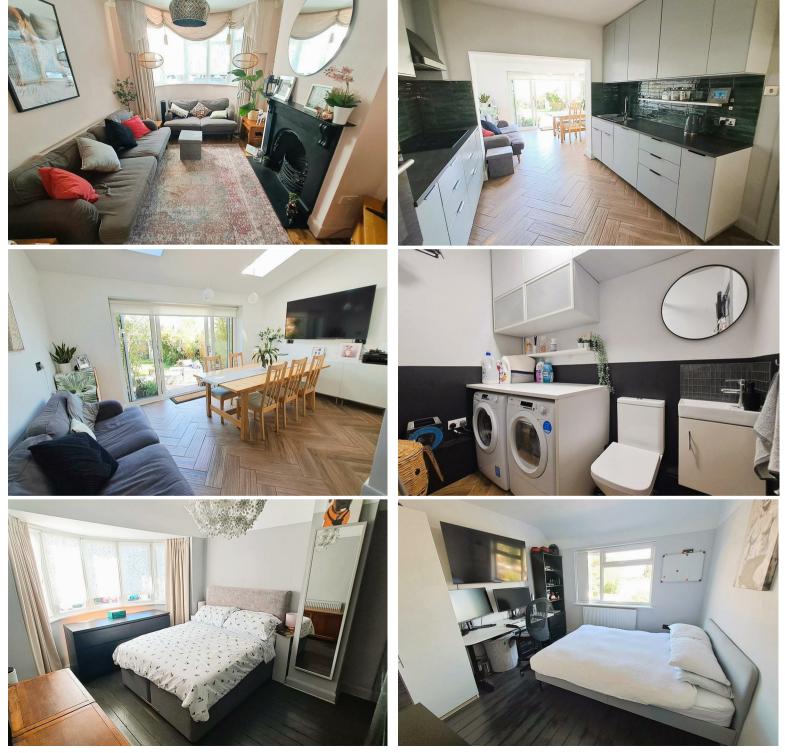


Description

STUNNING FAMILY HOME! A beautifully presented and heavily extended semi detached house on a popular road in B26. This lovely property ticks every box and is in a superb location near to a good range of shops, schools and facilities. Comprising enclosed porch, entrance hall, lounge, re fitted kitchen, extended dining area and utility/WC to the ground floor. On the upper floors are three double bedrooms, a re fitted bathroom and further WC. Also benefiting from central heating, double glazing, driveway and pleasant rear garden.



Driveway

Accommodation

Enclosed Porch 6'6 x 2'10 (1.98m x 0.86m)

Entrance Hall 5'4 x 13'10 (1.63m x 4.22m)

Utility/WC 5'2 x 7'8 (1.57m x 2.34m)

Lounge 10'5 max x 13'5 to bay (3.18m max x 4.09m to bay)

Re Fitted Kitchen 10'4 x 10'11 (3.15m x 3.33m)

Extended Dining Area 14'11 x 9'6 (4.55m x 2.90m)

First Floor Landing 5'4 x 9'1 (1.63m x 2.77m)

Bedroom Two 10'4 max x 13'5 to bay (3.15m max x 4.09m to bay)

Bedroom Three 10'4 x 11@ (3.15m x 3.35m@)

Re Fitted Bathroom 5'1 x 7'9 (1.55m x 2.36m)

W C 5'5 x 4'7 (1.65m x 1.40m)

Second Floor Landing

Bedroom One 12'4 max x 16'5 (3.76m max x 5.00m) With plumbing for an en suite if desired.

Pleasasnt Rear Garden













TENURE: We are advised that the property is FREEHOLD

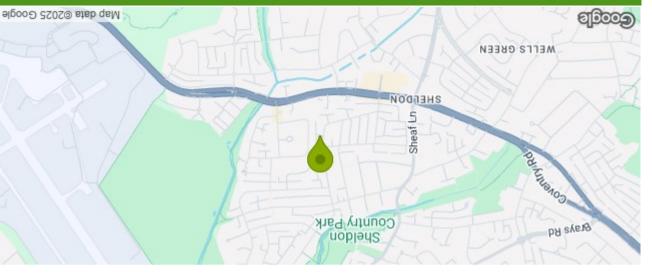
30/04/2025. Actual service availability at the property or speeds received may be different. currently achievable for the property post code area is around 1008 Mbps. Data taken from checker.ofcom.org.uk on please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however

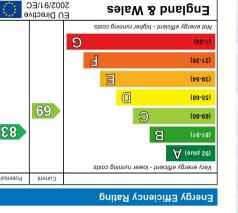
precise location and network outages. on 30/04/2025). Please note that actual services available may be different depending on the particular circumstances, VUBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk

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

are in working order. equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only

.eles edt gnieerge ni veleb reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a inclusive of YAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 yma. Slaubivibni bra services which review publicly available information on companies and individuals. Any review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to ONNEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of





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contract. not be relied on and do not form part of any been made to ensure accuracy, they must guidance only and whilst every attempt has plans are approximate and quoted for general Please note that all measurements and floor

Bedroom 1

(feef, ps 6.062) senter (260.3 sq. feet)

Second Floor

83 Current Potential

Total area: approx. 107.6 sq. metres (1158.7 sq. feet)

Bedroom 2

Bedroom 3

(teef. 35.1 sq. metres (378.3 sq. feet)

First Floor

31 Goldfhorne Avenue Sheldon Birmingham B26 3LE



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Kitchen **Fitted**

Re

Area

Dining

Extended

(feef. ps 2.025) sentem .ps 5.84 .xorqqA

Ground Floor

tility/WC