



Honeybourne Road, Sheldon

£199,950

- STUNNING END TERRACED HOUSE
- ENTRANCE HALL & GUEST WC
- KITCHEN
- FIRST FLOOR BATHROOM
- LARGE DRIVEWAY & SEPARATE GARAGE
- NO ONWARD CHAIN
- LOUNGE
- TWO BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A beautifully presented, two bedroom end terrace house with NO ONWARD CHAIN and HUGE POTENTIAL to extend (STPP). This lovely property would make the perfect first time purchase and is ready to move into. Comprising entrance hall, lounge, kitchen and guest WC to the ground floor. Upstairs there are two bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, separate garage and rear garden.

FRONT

Off road parking for multiple vehicles via a graveled driveway, access to the separate garage and a UPVC double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, opaque double glazed window to the side, radiator, tiled floor, ceiling light point and doors to:-

LOUNGE

14'3 x 8'1 (4.34m x 2.46m)



Two double glazed windows to the front, radiator, power and light points

KITCHEN

8'6 x 8'2 (2.59m x 2.49m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven, inset electric hob with an extractor hood over and space and plumbing for other appliances. UPVC double glazed door to the rear garden,

double glazed window to the rear, radiator, tiled floor, power and light points

GUEST WC

Fitted with a low level flush WC and a pedestal sink, opaque double glazed window to the rear, radiator and ceiling light point

LANDING

Loft access, ceiling light point and doors to:-

BEDROOM ONE

18'3 max x 9'8 max (5.56m max x 2.95m max)



Two double glazed windows to the front, radiator, power and light points

BEDROOM TWO

9'8 max x 8'2 max (2.95m max x 2.49m max)



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

L SHAPED BATHROOM
8' max x 6'6 max (2.44m max x 1.98m max)



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

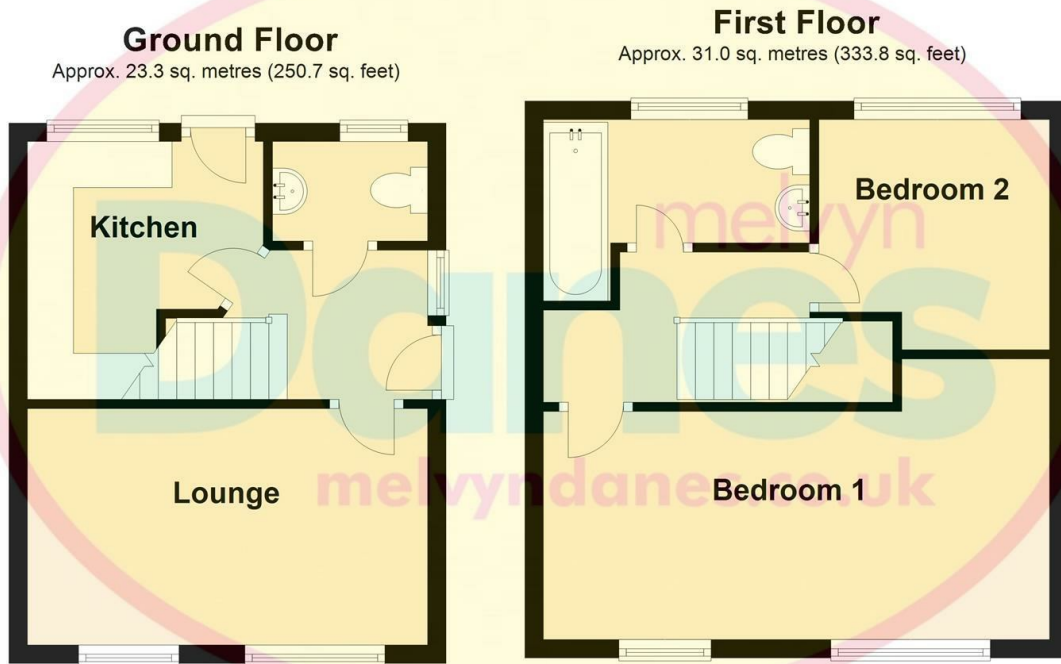
REAR GARDEN



The rear garden is mostly laid to lawn with fencing to the perimeters. There is a gated access leading to the front of the property and a door to the separate garage.

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.



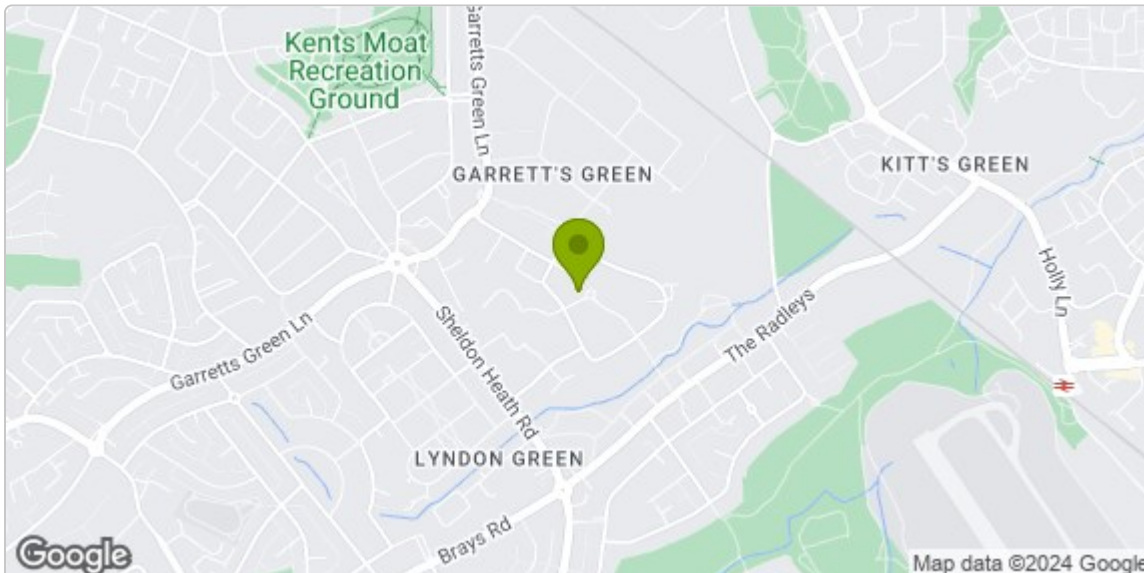
TENURE: We are advised that the property is **FREEHOLD**

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:
12A Honeybourne Road
Sheldon Birmingham B33 0RP

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(69-80) C		
(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	