



5 Hatchford Brook Way, Sheldon, B26 3GD

Offers over £210,000

Superb modern town house - Built by Persimmon Homes in 2014 with the remainder of the NHBC guarantee
- Popular, modern estate in B26 - Ideal family home - Great location for a good range of shops, facilities and transport links - Lounge/diner - Guest WC - Breakfast kitchen - Three double bedrooms - Family bathroom - Central heating - Double glazing - Off road parking - Pleasant rear garden - Viewing essential.

Front

Off road parking via a tarmacadam driveway, shrub border and path to a composite double glazed door to:-

Lounge/Diner 11'10 max x 15' max (3.61m max x 4.57m max)



Double glazed window to the front, radiator, laminate flooring, door to the under stairs storage cupboard, power and light points and door to:-

Inner Lobby

Stairs to the first floor, laminate flooring, power and light points and doors to:-

Guest WC

Fitted with a low level flush WC and a guest hand basin. Tiling to splash prone areas, radiator, extractor fan and ceiling light point

Breakfast Kitchen 11'10 x 8'11 (3.61m x 2.72m)



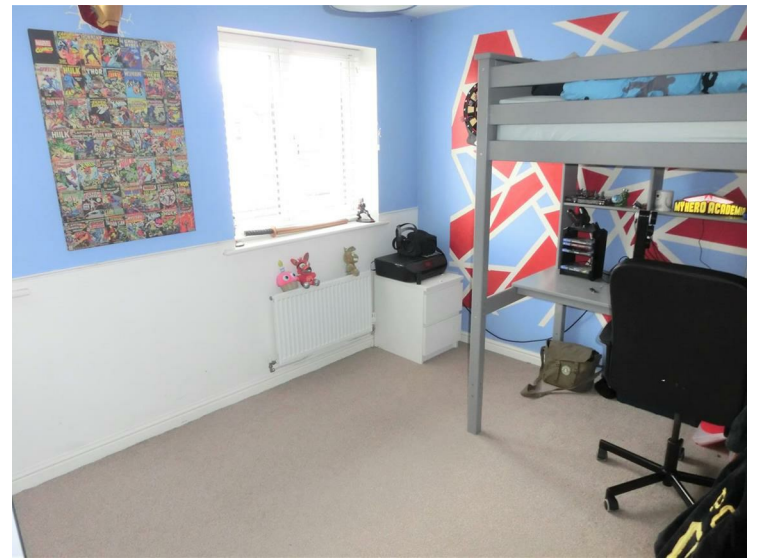
Fitted with a range of eye level, drawer and base units

with a work surface over incorporating a one and a half bowl stainless steel sink/drain unit with mixer tap and metro style tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, space and plumbing for other appliances. Breakfast bar, double glazed window to the rear, UPVC double glazed French doors onto the rear garden, radiator, power and light points

Landing

Stairs to the second floor, radiator, power and light points and doors to:-

Bedroom Two 11'10" max x 10'5" max (3.61m max x 3.18m max)



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

Bedroom Three 11'10 max x 8'11 max (3.61m max x 2.72m max)



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

Family Bathroom 8' x 5'7 (2.44m x 1.70m)



Fitted with a white suite comprising panelled bath with a bar shower over, pedestal wash/hand basin and a low level flush WC. Tiling to splash prone areas, radiator, extractor fan and ceiling light point

Second Floor Landing

Storage cupboard, power and light points and door to:-

Master Bedroom 8'6 x 19'4 (2.59m x 5.89m)



Two velux windows to the front and a velux window to the rear, radiator, storage cupboard, power and light points

Rear Garden



With a patio area to the forefront, artificial lawn, shrub borders, fencing to the perimeters and a gated rear access.

Nearby Schools

The following schools are local to the property; Mapledene Primary School, St. Thomas More Catholic School, Lyndon Green Infant and Junior Schools, King Edwards Sheldon Heath VI Academy, Cockshut Hill Secondary School and Lyndon Secondary School.

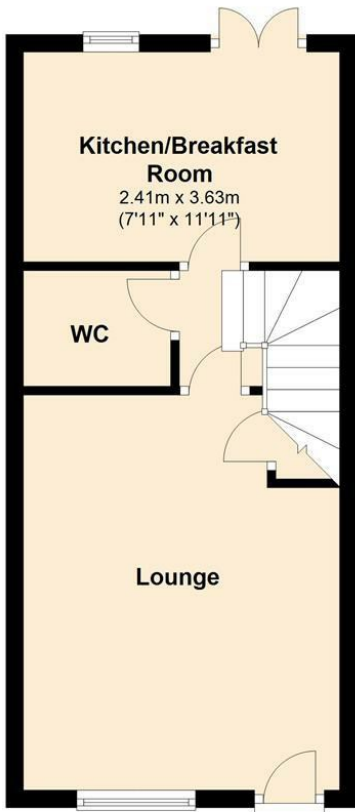
Viewing

By appointment only please with the Sheldon office.

Floor Plan

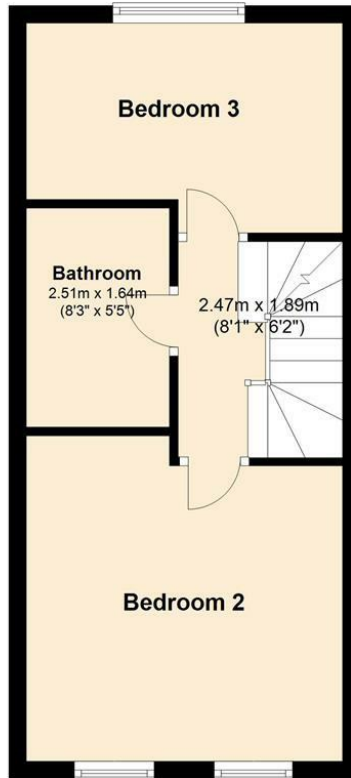
Ground Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



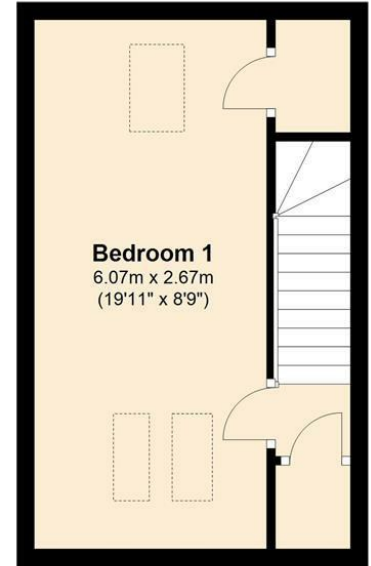
First Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



Second Floor

Approx. 22.0 sq. metres (237.2 sq. feet)

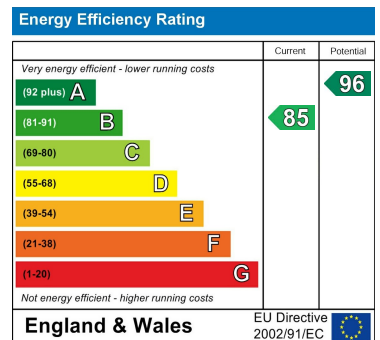


Total area: approx. 83.5 sq. metres (899.1 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.