



269 Sheldon Heath Road, Sheldon, B26 2UA

£225,000

This well presented mid terrace property briefly comprises porch, hallway, lounge, kitchen/diner, utility, downstairs w/c, three bedrooms and family bathroom. The property has front and rear gardens and benefits from double glazing and central heating both where specified. There will be no upward chain .

Approach

Via a lawned area and pathway to front.



Porch

Double glazed window and door to front, spotlight to ceiling.

Hallway

Stairs to first floor accommodation, radiator, store cupboard, spotlights to ceiling.



Lounge

11'2 x 14'5 (3.40m x 4.39m)

Double glazed window to front, radiator, spotlights to ceiling.



Kitchen/Diner

16'9 x 8'7 (5.11m x 2.62m)

Having a range of wall, base and drawer units, porcelain sink with drainer and mixer tap, gas hob, electric oven, double glazed window to rear, radiator and spotlights to ceiling.



Utility

7'5 x 6'6 (2.26m x 1.98m)

Double glazed window to rear, double glazed door to rear garden, space for white goods, radiator, spotlights to ceiling.



Downstairs W/C

Low level w/c, radiator and spotlights to ceiling.



Landing

Loft access and spotlights to ceiling.

Bedroom One

11'4 x 8'6 (3.45m x 2.59m)

Double glazed window to rear, built in wardrobes, radiator and spot lights to ceiling.



Bedroom Two

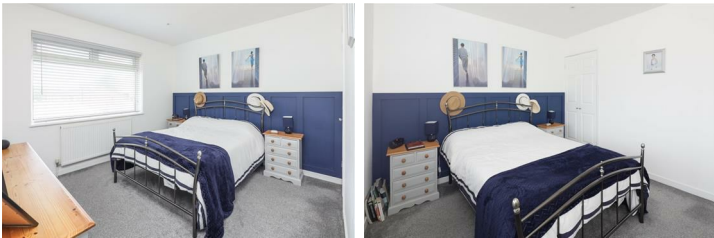
11'2 x 10'3 (3.40m x 3.12m)

Double glazed window to front, radiator and spotlights to ceiling.



Rear Garden

Mainly laid to lawn, two sheds, patio areas, and gated leading to shared side access.



Bedroom Three

11'2 max x 7'9 max (3.40m max x 2.36m max)

Double glazed window to front, radiator and spotlights to ceiling.



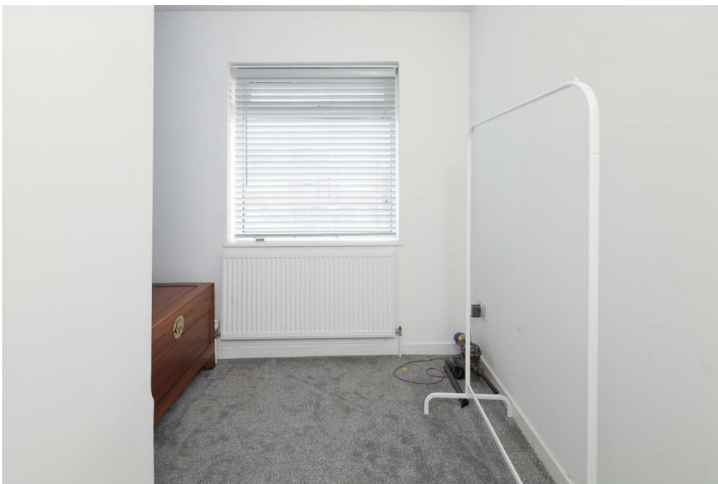
Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: A

EPC Rating: D



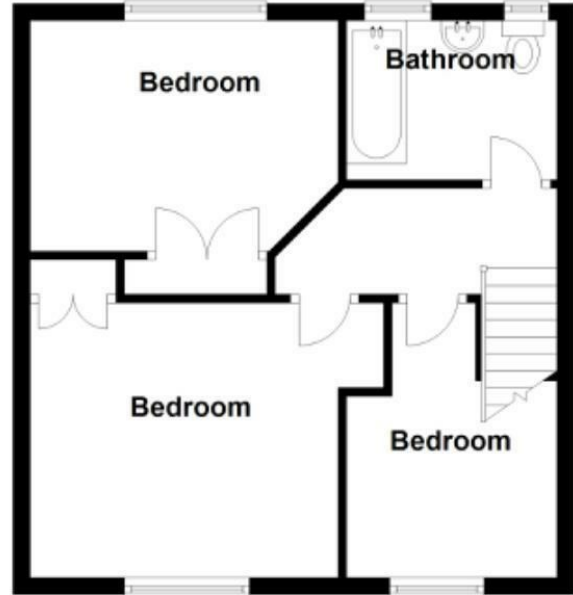
Bathroom

Two double glazed windows to rear, panelled bath with shower over, wash hand basin, low level w/c, radiator and spotlights to ceiling light point.

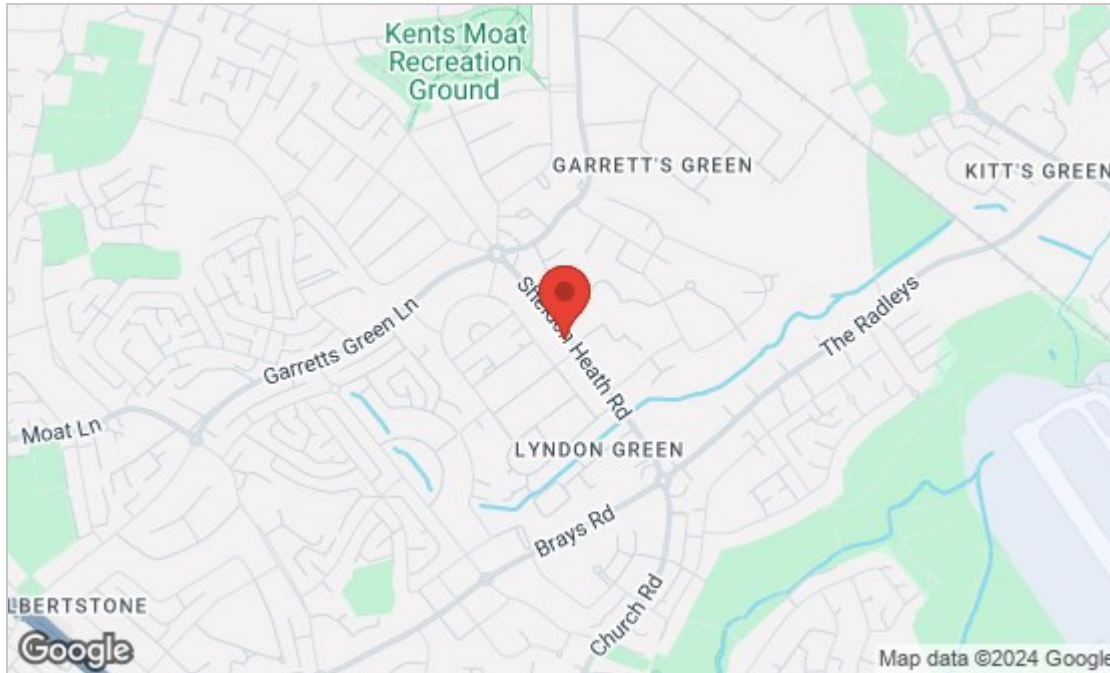
Ground Floor



First Floor



Total area: approx. 88.5 sq. metres (952.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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