



## 269 Sheldon Heath Road, Sheldon, B26 2UA

**Offers over £220,000**

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

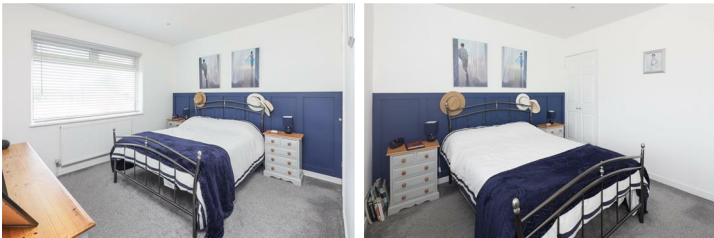
11'2 x 10'3 (3.40m x 3.12m)

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

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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

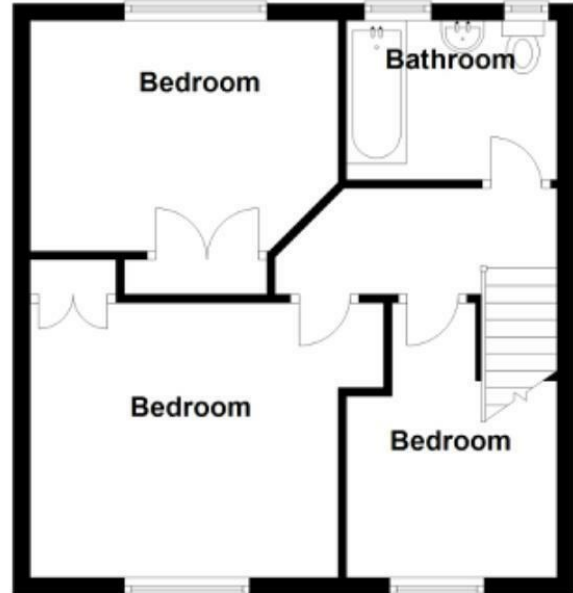
Two double glazed windows to rear, panelled bath with shower over, wash hand basin, low level w/c, radiator and spotlights to ceiling light point.



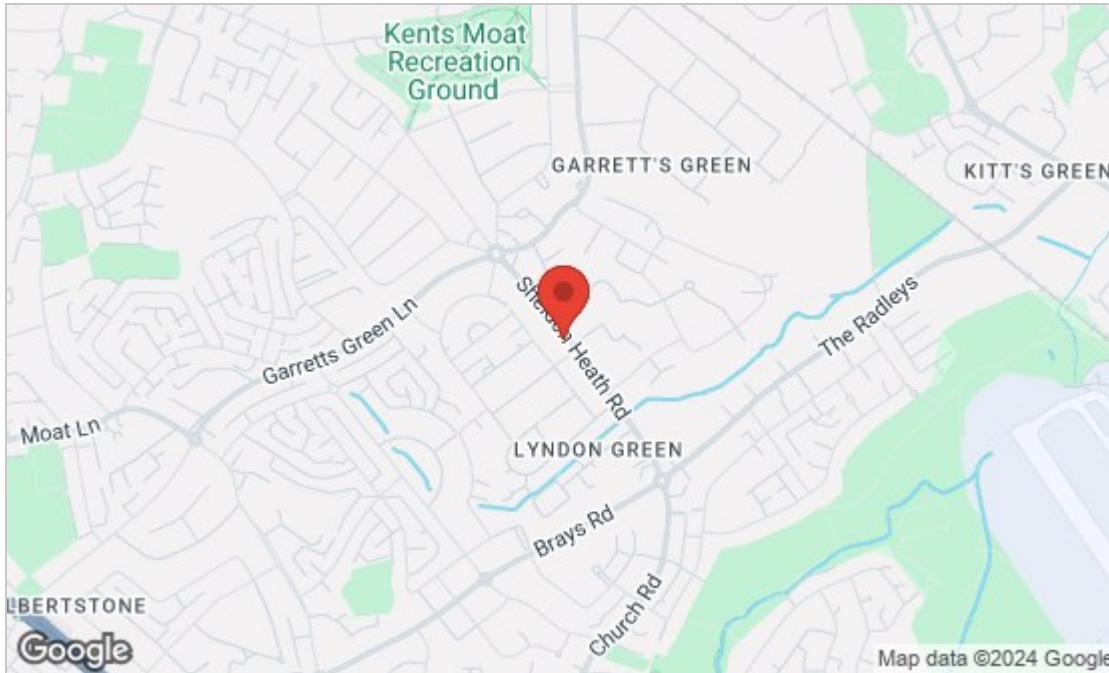
### Ground Floor



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

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