



8 Greenvale Avenue, Sheldon, B26 3XL

Offers over £220,000

This two bedroom semi detached property in the popular location of Sheldon has huge potential for extension (subject to planning permission). In brief the property comprises, entrance hallway, three reception rooms, dining area, kitchen diner, storage area, two bedrooms, shower room, garden and off road parking. The property also benefits from double glazing and central heating (both where specified). This is a great investment and should be viewed to appreciate the property on offer !

Approach

Lawned area and driveway providing off road parking.



Entrance Hallway

Meter cupboard, radiator, ceiling light point and stairs rising to first floor accommodation.

Reception Room One

10'10" max x 14'3" (3.30m max x 4.34m)

Double glazed window to fore, ceiling light point, radiator and double doors leading to dining area.



Dining Area

9'5" x 8'1" (2.87m x 2.46m)

Radiator and ceiling light point.



Reception Room Two

10'3" x 7'9 (3.12m x 2.36m)

Double glazed window, ceiling light point and radiator.



Kitchen Diner

10'7" x 17' (3.23m x 5.18m)

Having a range of matching wall, base and drawer units, sink with mixer tap, gas hob, cooker, space for white goods, door to rear, window to rear, radiator and ceiling light point.



Inner Hallway

Radiator, ceiling light point, double glazed window and plumbing for washing machine.



Storage Room

11'7" x 8'8" (3.53m x 2.64m)

Double glazed window and ceiling light point.

Reception Room Three

15'03" x 10'05" (4.65m x 3.18m)

Double glazed window to side and front, door to fore and inset ceiling spotlights.



Landing

Double glazed window to side, ceiling light point and access to loft void.

Bedroom One

17'08" x 10'6" (5.38m x 3.20m)

Two double glazed windows to fore, two ceiling light points, radiator and wall mounted boiler.



Bedroom Two

9'08" x 9'10" (2.95m x 3.00m)

Double glazed window, two storage cupboards, radiator and ceiling light point.



Shower Room

Double glazed window to rear and side, shower cubicle with shower over, wash hand basin, low level wc, radiator and ceiling light point.



Rear Garden

Low maintenance paved garden, brick built storage, gated rear access and enclosed to boundaries.



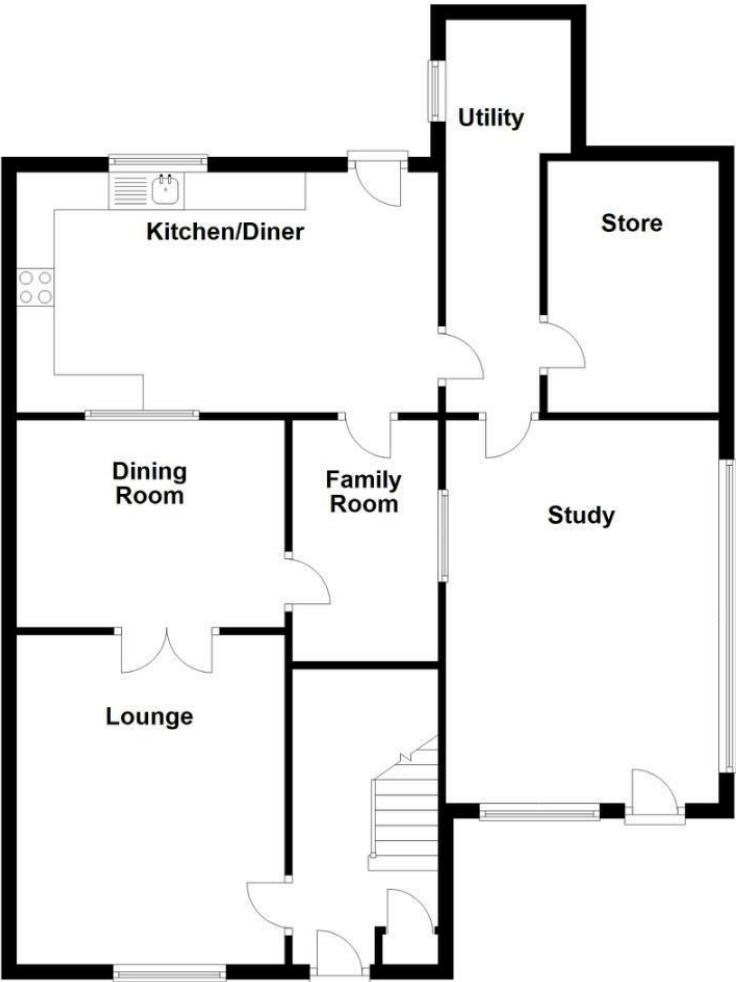
Further Information

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.

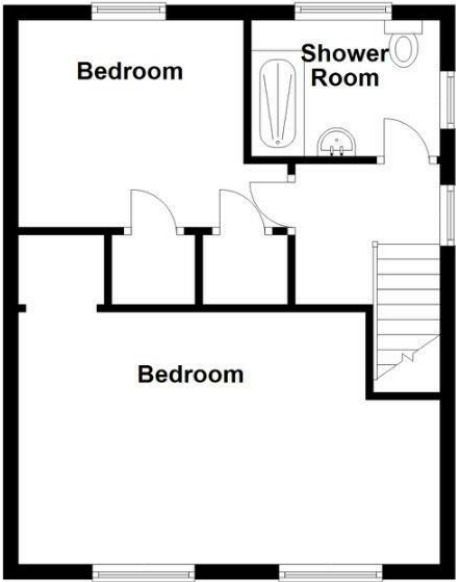
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - A
EPC Rating - D

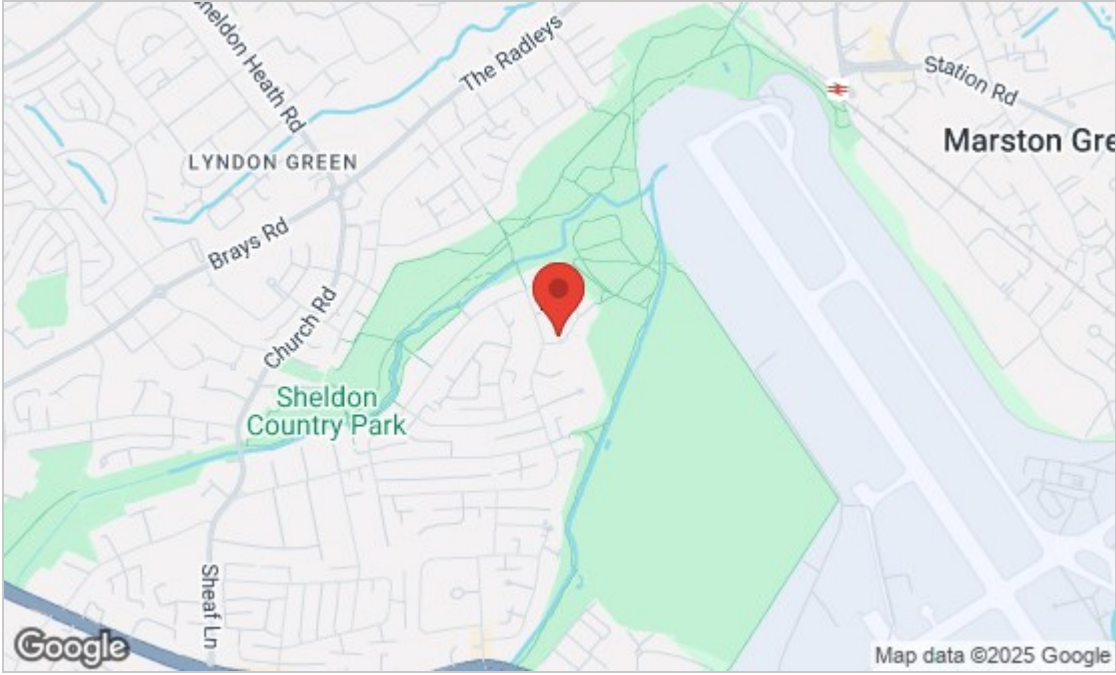
Ground Floor



First Floor



Total area: approx. 133.8 sq. metres (1440.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	65	
(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		
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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