



8 Kennedy Croft, Sheldon, B26 2NE

£300,000

This well presented extended semi detached home briefly comprises porch, hallway, lounge, dining room, extended kitchen, utility, downstairs w/c, four bedrooms and family bathroom. There is a driveway to the front and an enclosed garden to the rear. This is an ideal family home and must be viewed !

Approach

Via block paved driveway with area laid to lawn.



Porch

Double glazed doors to front



Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.

Lounge

9'8 x 16'10 (2.95m x 5.13m)

Double glazed bay window to front, decorative fire surround, radiator and ceiling light point.



Kitchen

11'10 max x 9'3 (3.61m max x 2.82m)

Double glazed window and door to rear, wall base and drawers units, 1 1/2 sink with drainer and mixer tap, electric oven and hob with extractor over, breakfast bar and spot lights to ceiling.



Dining Room

9'9 x 7'10 (2.97m x 2.39m)

Double glazed sliding patio doors to rear, radiator and ceiling light point.



Utility

6'1 x 13'9 (1.85m x 4.19m)

Double glazed door to front, wall units, space for white goods and ceiling light point.



Downstairs W/C

Double glazed window to rear, low level w/c with sink, heated towel rail and ceiling light point.

Landing

Loft access and ceiling light point.

Bedroom One

9'10 x 9;7 (3.00m x 2.74m;2.13m)

Double glazed bay window to front, radiator and ceiling light point.



Bedroom Two

9'9 x 12'6 (2.97m x 3.81m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

11'9 x 6 (3.58m x 1.83m)

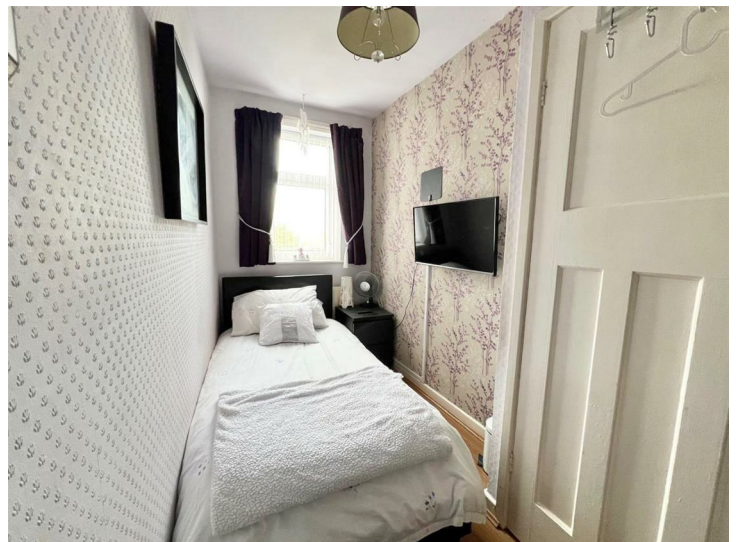
Two double glazed windows to front, built in wardrobes, radiator and ceiling light point.



Bedroom Four

5'5 x 12'3 (1.65m x 3.73m)

Double glazed window to rear, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, panelled bath with shower over, low level w/c, wash hand basin, heated. towel rail and ceiling light point.



Rear Garden

Patio area, laid to lawn area, ornamental pond and enclosed to boundaries.



Further Information

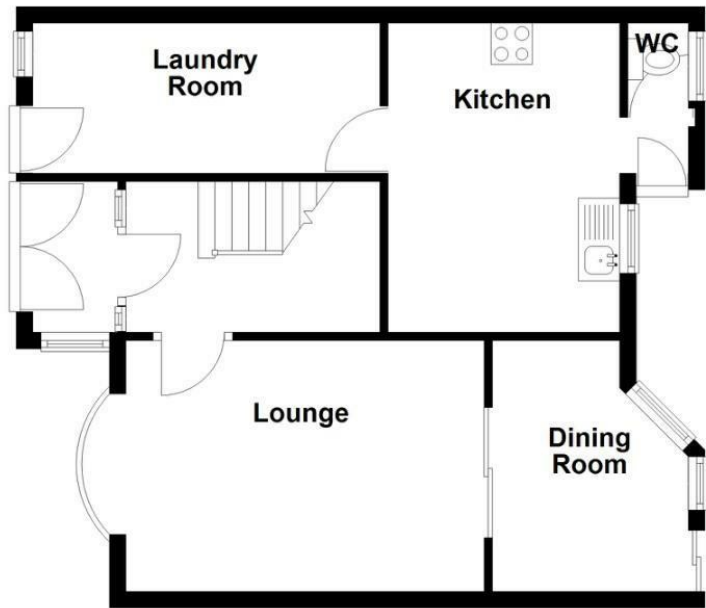
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C
EPC Rating - D

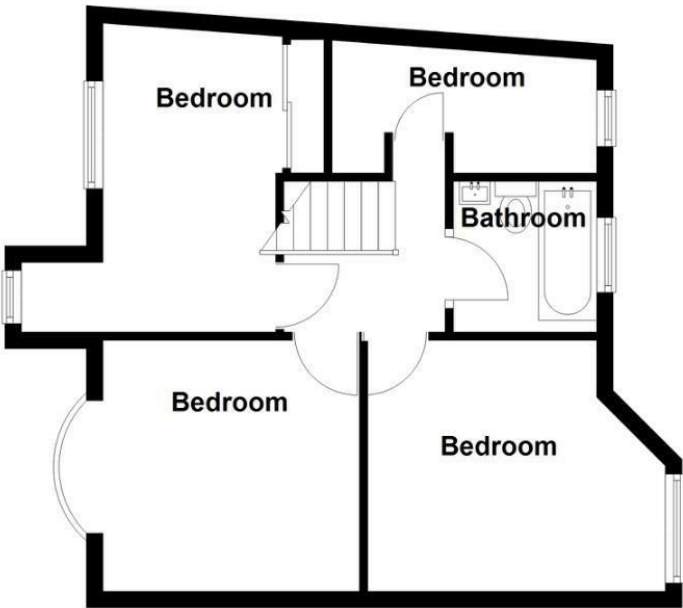
Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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