

Herondale Road, Sheldon



£250,000

Herondale Road, Sheldon

- Semi-Detached
- Off-Road Parking
- Well Presented
- Ideal Family Home
- Gas Central Heating
- 3 Bedrooms
- Extended Kitchen To Side
- Further Potential For Extension (stpp)
- UPVC Double Glazing
- CHAIN FREE

Tenure: Freehold

Council Tax Band: C

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located within a sought after street in Sheldon, Birmingham. Benefits from having an extended kitchen to the side and features off-road parking.

The ground floor briefly comprises a through lounge reception room along with a kitchen that has been extended to the side. The first floor provides 3 spacious bedrooms along with a family bathroom. The property features a good size rear garden with laid lawn. Further potential can be found with the property by means of a possible rear and side two storey extension subject to the necessary planning permission.

Within the local proximity can be found a number of good schools and nurseries including Lyndon Green Infant School along with easy access to public transport links. This property sits approx 4 miles from Birmingham City Centre. Nearby shopping points including Swan Shopping Centre.

Directions

Lounge/Dining Room

6.20m x 3.00m (20'4" x 9'10")

Double glazed bay window to front, patio doors to rear garden, carpet, ceiling light, coving to ceiling, wall mounted radiator, chimney breast with fireplace

Kitchen

6.20m x 3.60m (20'4" x 11'9")

Double glazed windows to front and rear, door to rear, tiled flooring, ceiling downlights, worktop, soft close storage cupboards, extractor, wall mounted radiators, plumbing for white goods, drainer sink with mixer tap

Bedroom 1

3.90m x 2.90m (12'9" x 9'6")

Double glazed bay window to front, carpet, ceiling light, wall mounted radiator, fitted wardrobes

Bedroom 2

3.00m x 2.90m (9'10" x 9'6")

Double glazed bay window to rear, carpet, ceiling light, wall mounted radiator, fitted wardrobes

Bedroom 3

1.80m x 1.60m (5'10" x 5'2")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bathroom

2.10m x 1.60m (6'10" x 5'2")

Privacy double glazed window to rear, ceiling downlights, bath with thermostatic shower unit, heated towel rail, vanity wash unit with mixer tap, floor and wall tiles

Rear Garden

Fence panels to boundaries, laid lawn, patio

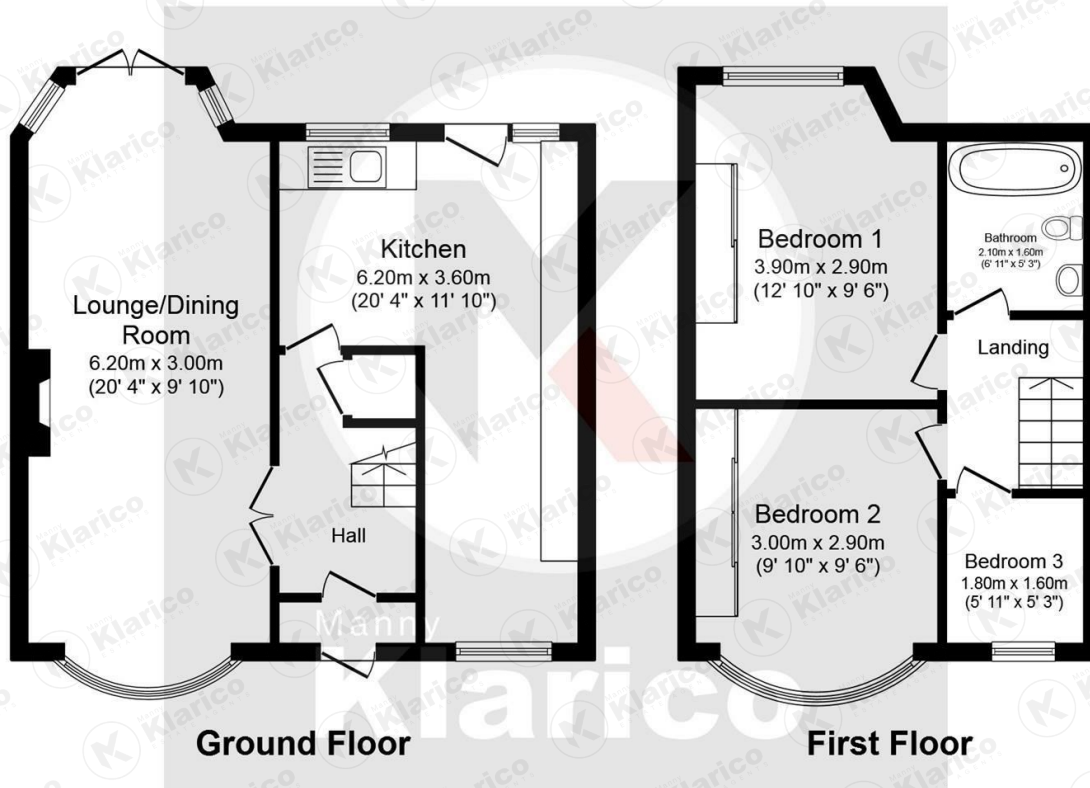


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Total floor area 76.9 sq.m. (828 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			63				82
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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