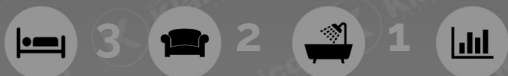


Hernall Croft, Sheldon



£280,000

Hernall Croft, Sheldon

- Semi-Detached
- Off-Road Parking
- Well Presented
- UPVC Double Glazing
- Chain Free
- Garage Conversion
- 3 Bedrooms
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Welcome to Hernall Croft, Sheldon - a charming location for this delightful semi-detached house. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and make this house a home.

The well-presented interior is sure to impress, offering a comfortable and inviting atmosphere throughout. The garage conversion adds versatility to the property, providing extra space that can be utilised as an additional living area, a home office, or a playroom for the little ones.

Situated in a family-friendly neighbourhood, this property is an ideal family home. The off-road parking for multiple vehicles ensures convenience for you and your guests, making coming and going a breeze.

Don't miss out on the opportunity to make this lovely house your own - schedule a viewing today and envision the endless possibilities that this property has to offer.

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 a garage conversion into another room. Features off-road parking for multiple vehicles.

Lounge/Dining Room
7.00m x 3.00m (22'11" x 9'10")
Double glazed patio doors to rear, double glazed bay window to front, wood flooring, ceiling downlights, wall mounted radiator

Study
3.30m x 1.80m (10'9" x 5'10")
Double glazed bay window to front, wood flooring, ceiling light, wood flooring

W.c
Ceiling light, toilet, pedestal sink with taps

Kitchen
3.80m x 3.60m (12'5" x 11'9")
Double glazed window and patio doors to rear, tiled flooring, ceiling spotlights, worktop, drainer sink with mixer tap, storage cupboards. Integrated appliances include gas cooker, oven and extractor. Plumbing for white goods

Bedroom 1
4.00m x 3.00m (13'1" x 9'10")
Double glazed bay window to front, ceiling light, carpet, wall mounted radiator

Bedroom 2
4.00m x 3.20m (13'1" x 10'5")
Double glazed window to rear, ceiling light, carpet, wall mounted radiator

Bedroom 3
2.00m x 1.70m (6'6" x 5'6")
Double glazed window to front, ceiling light, carpet, wall mounted radiator

Bathroom
2.10m x 1.70m (6'10" x 5'6")
Privacy double glazed window to rear, floor and wall tiles, bath with thermostatic shower unit, vanity wash unit with taps, toilet, ceiling light

Rear Garden
Fence panels to boundaries, laid lawn, patio

Directions



Hernall Croft, Sheldon

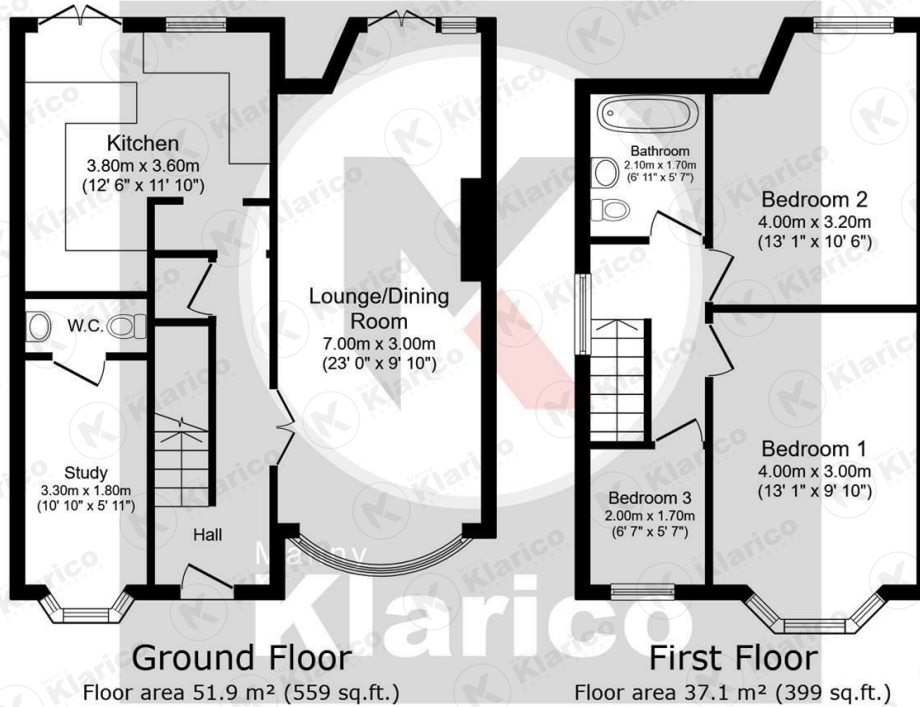


Hernall Croft, Sheldon



Hernall Croft, Sheldon





TOTAL: 89.0 m² (958 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		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		83	(81-91) B
(69-80) C	69		(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
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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