

Manston Road, Sheldon



3 1 1 B

£270,000

Manston Road, Sheldon

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Great Condition
- Reception Room
- Impressive Kitchen
- Garden
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

Nestled on the desirable Manston Road in Sheldon, this charming semi-detached house offers a perfect blend of modern living and comfort. Built in 2012, the property spans an impressive 944 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you will be greeted by a spacious hallway that leads into a beautifully designed reception room ideal for both relaxation and entertaining guests. The generous dimensions of this area create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. The heart of the home is undoubtedly the amazing kitchen, which boasts contemporary fittings and ample storage, making it a delight for any culinary enthusiast.

The property features three well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout ensures that natural light flows throughout the home, enhancing the sense of space and comfort. Additionally, there is a modern bathroom that caters to the needs of the household.

One of the standout features of this property is the convenient off road parking, a rare find in many urban settings. The location itself is superb, offering easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this semi-detached house on Manston Road is a wonderful opportunity for those looking for a modern, spacious home in a great location. With its impressive reception room, fantastic kitchen, and ample parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your new home.

Directions

Reception

3.93m x 5.12m (12'11" x 16'10")
Double glazed window to rear,
double glazed door to rear,
laminate flooring, ceiling light,
skirting, wall mounted radiator

Kitchen

2.96m x 2.86m (9'9" x 9'5")
Double glazed window to front, tile
flooring, splash back tiling, ceiling
lights, generous number of storage
units, worktops, drainer sink with
mixer tap, integrated gas cooker
and extractor fan, Plumbing for
white goods

WC

1.91 x 1.43 (6'3" x 4'8")
Double glazed window to side, tile
flooring, wash basin with mixer taps,
toilet, ceiling light

Bedroom 1

4.47m x 2.73m (14'8" x 8'11")
Double glazed window to front,
carpet flooring, wall mounted
radiator, skirting, ceiling light

Bedroom 2

4.11m x 2.73m (13'6" x 8'11")
Double glazed window to rear,
carpet flooring, wall mounted
radiator, skirting, ceiling light

Bedroom 3

3.01m x 2.32m (9'11" x 7'7")
Double glazed window to rear,
carpet flooring, wall mounted
radiator, skirting, ceiling light

Bathroom

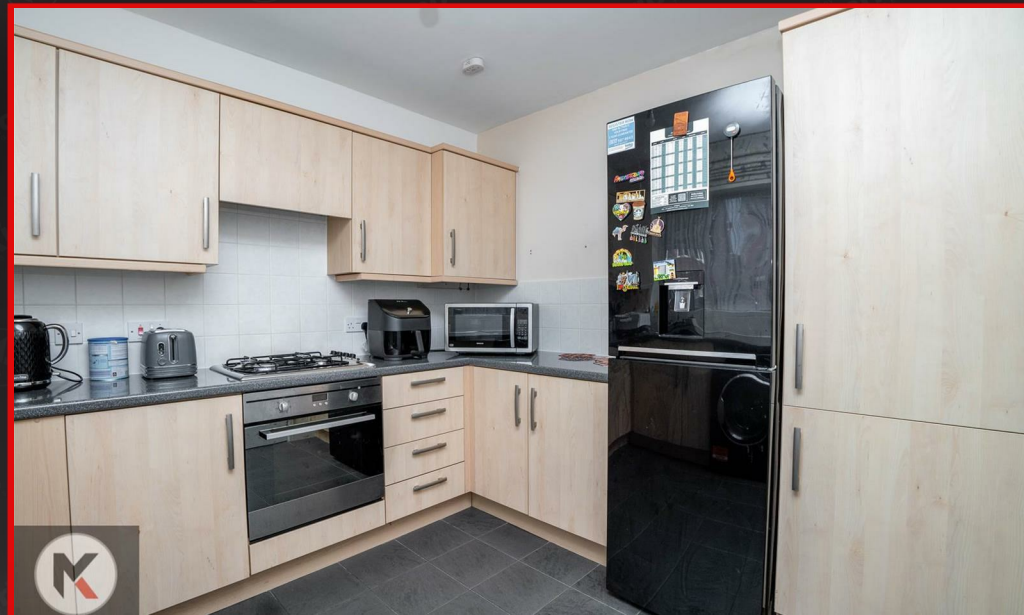
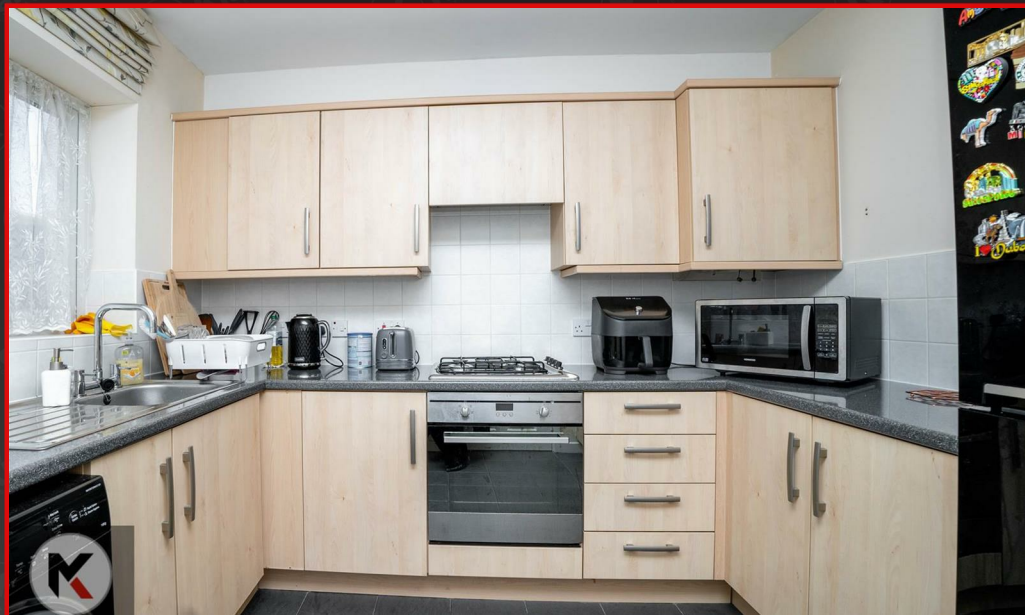
1.97m x 2.28m (6'6" x 7'6")
Privacy double glazed window to
front, tile flooring, wall tiles, bathtub
with mixer tap, shower unit over
bath, wash basin with mixer tap,
toilet, heated towel rail, extractor fan

Garden

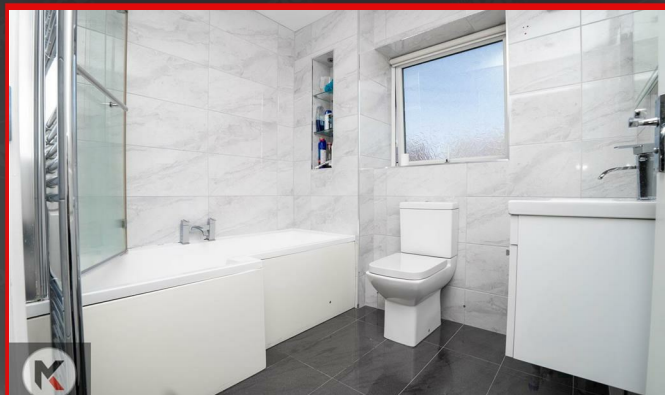
Spacious garden, garden slabs,
privacy from rear, Fence panels to
boundaries, laid lawn



Manston Road, Sheldon



Manston Road, Sheldon



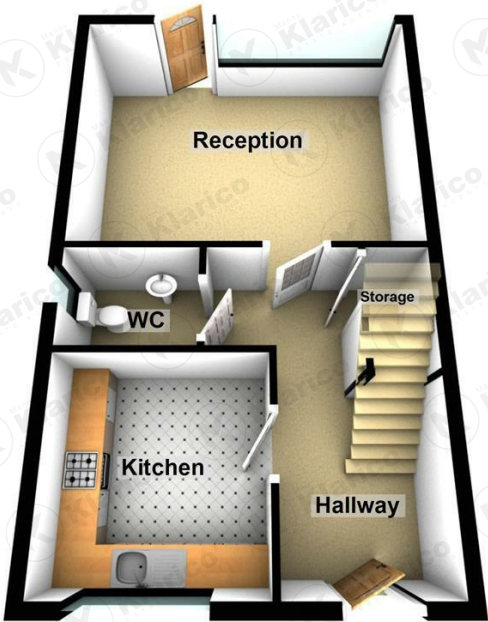
Manston Road, Sheldon





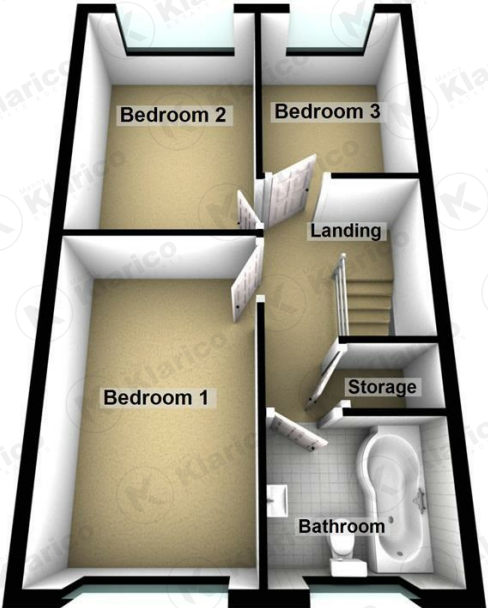
Ground Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 87.7 sq. metres (943.6 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

