

# Horton & Senate



244 Church Road, Sheldon, Birmingham, West Midlands, B26

£214,950

- Semi Detached Property
- Ideal for First Time Buyers or Investors
- Newly Fitted Double Glazing
- Sold with No Upward Chain
- Convenient Location
- Rear Garden
- Excellent Transport Links

# 244 Church Road, Birmingham B26 3YH

A fantastic opportunity to purchase this well-located three-bedroom semi detached property, perfect for first-time buyers, sold with no upward chain.

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Council Tax Band: B



#### Approach

The property is approached by a path leading down the front garden to the front door. There is a gate providing access to the rear garden.

#### Ground floor

##### Entrance hall

Stairs leading to the first floor landing, a central heating radiator and doors to the ground floor rooms

##### Lounge

There is a double glazed bay window to the front elevation, a feature fireplace, central heating radiator and space for a dining table

##### Kitchen

There is a range of wall and floor base unit with tiling to splash prone areas, and double glazed window to the rear, space for a freestanding oven and plumbing for a washing machine.

#### First floor

##### Landing

Doors leading to the first floor rooms and access to the loft

##### Bedroom one

A double bedroom with a double glazed window to the front, a central heating radiator and space for wardrobes

##### Bedroom two

Another double bedroom with a double glazed window to the rear, a central heating radiator and space for wardrobes

##### Bedroom three

A single bedroom with a double glazed window and central heating radiator

##### Bathroom

The suite comprises of a panelled bath with shower over, a sink, a WC, tiling to the walls and a double glazed window

##### Outside

A large private rear garden having a slabbed patio area leading to a lawn with a further raised patio area to the rear, there is fencing to boundaries and a gate providing access to the front of the property .









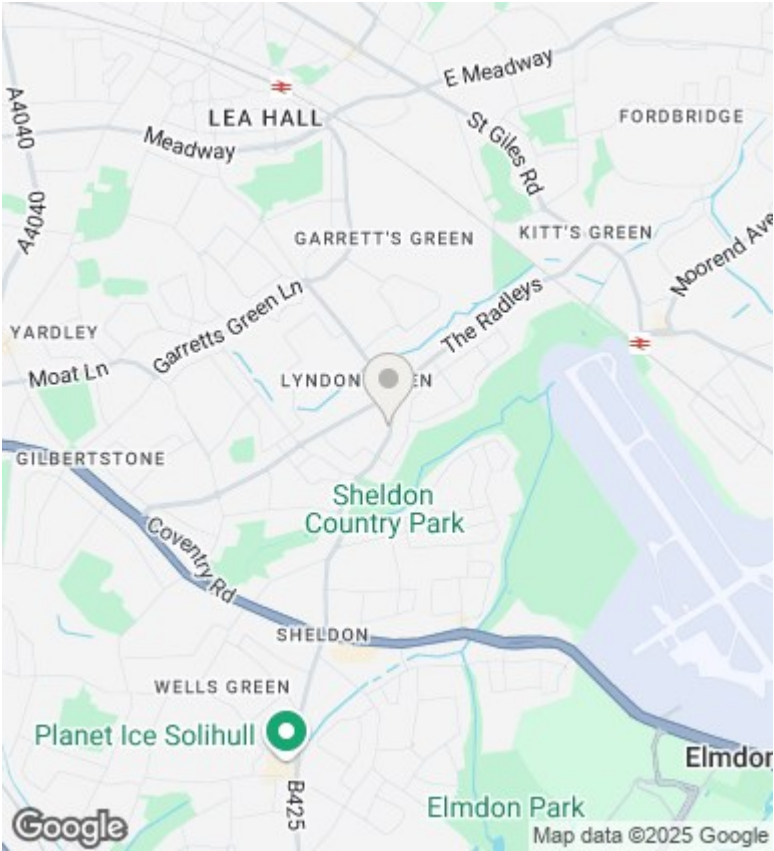
Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	64	
(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 