



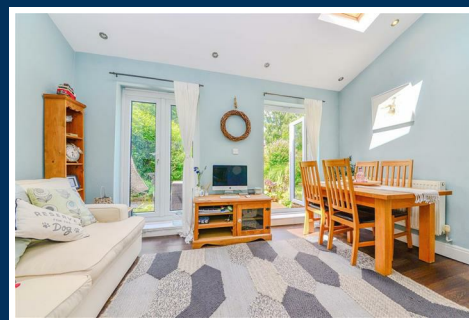
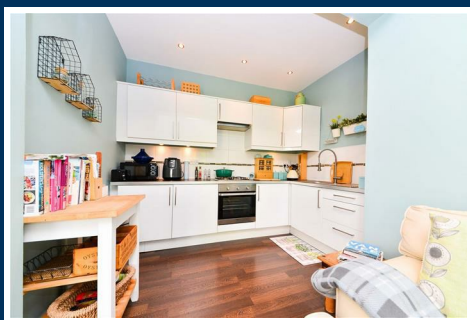
19 Sheringham Road

Kings Norton, Birmingham, B30 3RE

£300,000



THREE BEDROOM SEMI DETACHED HOME WITH GARAGE! Located in this popular location on Lindsworth Estate, this lovely enlarged family home is ideally located for access to all of the local places of interest including shops, amenities and the various transport links which are nearby. The property offers; driveway, porchway, entrance hallway, living room, extended kitchen dining room with views and access to the rear garden, utility room, guest WC and garage. To the first floor there are two good double bedrooms both with bay windows, third single bedroom and three piece bathroom suite. Energy Efficiency Rating TBC. For further information or to arrange a viewing for this property, please contact our Kings Norton Office.



Approach

The property is approached via a front driveway with a decorative flower bed with trees, plants and shrubs leading to a double glazed front entry door with accompanying side windows opening into:

Porch

With a ceiling light point and door with accompanying single glazed obscured window opening into:

Hallway

With central heating radiator, under stairs storage, stairs giving rise to the first floor landing, ceiling spotlight points and open archway into:

Inner Lobby Area

With door opening into useful storage cupboard, further door opening into cupboard housing the boiler and further open walkway into:

Open Plan Living/Dining and Kitchen

14'1" x 8'4" (4.297 x 2.541)

Dining area with door opening into utility, two Velux roof lights, two sets of double glazed French doors giving views and access to the rear garden, laminate wood effect floor covering, central heating radiator, ceiling spotlight points and open archway into kitchen.

Kitchen Area

10'2" x 6'0" (3.121 x 1.846)

With laminate wood effect floor covering, a selection of wall and base units with stainless steel one and a half bowl sink and drainer with mixer tap over, tiling to splash backs and integrated oven with four ring burner gas hob and extractor over.

Utility

7'2" max x 8'11" max (2.194 max x 2.731 max)

With laminate wood effect floor covering, central heating radiator, a selection of base units, space facility for washing machine and fridge freezer, stainless steel sink and drainer with mixer tap over, ceiling light point, double glazed obscured window to the rear aspect, double glazed door giving access to the rear garden and further door opening into:

Ground Floor WC

2'6" x 7'1" (0.770 x 2.184)

With low flush push button WC, ceiling light point, laminate wood effect flooring, wall mounted wash hand basin with two taps over and door opening into:

Living Room

10'5" max x 16'4" max (3.181 max x 4.990 max)

With a double glazed bay window to the front aspect, ceiling light point, central heating radiator and space facility for an inset fire.

First Floor Accommodation

From the hallway stairs gives rise to the first floor accommodation with an obscured double glazed window to the side aspect, loft access point, ceiling light point and doors opening into:

Bedroom One

10'5" max x 13'1" max (3.184 max x 4.010 max)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

10'0" max x 10'5" max (3.067 max x 3.191 max)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three

8'7" max x 5'11" max (2.641 max x 1.816 max)

With a double glazed window to the front aspect, ceiling light point and central heating radiator.

Bathroom

With double glazed obscured window to the rear aspect, panelled bath with mixer tap and shower over, low level push button WC, sink on pedestal with mixer tap over, central heating radiator, recessed spots to ceiling, tiled splash backs and wall mounted extractor.

Rear Garden

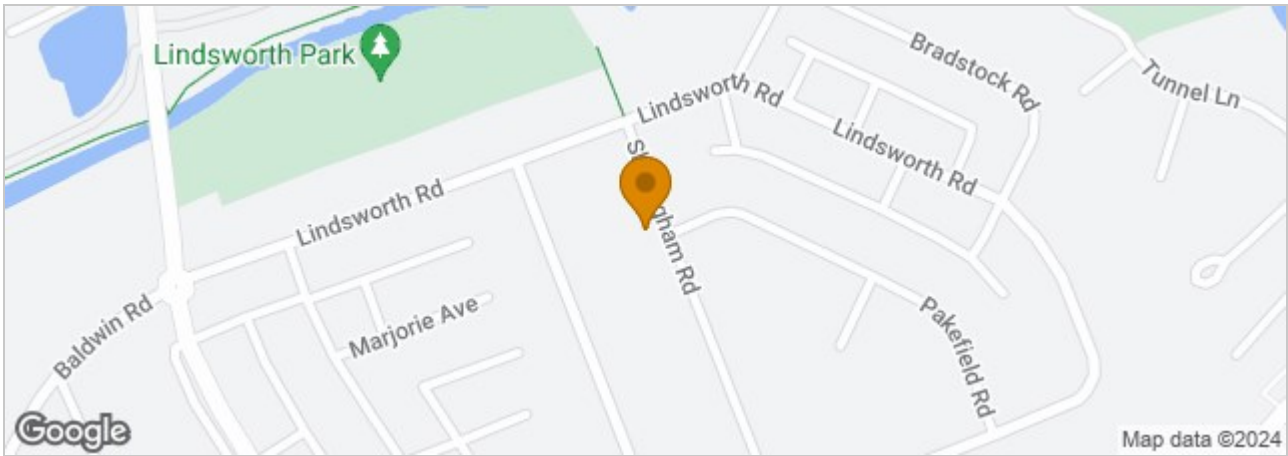
Being access from the kitchen leads to a decked area leading to the rear garden, decorative lawn with a selection of trees, plants and shrubs, raised flower beds, decking area and rear garden shed.

Garage

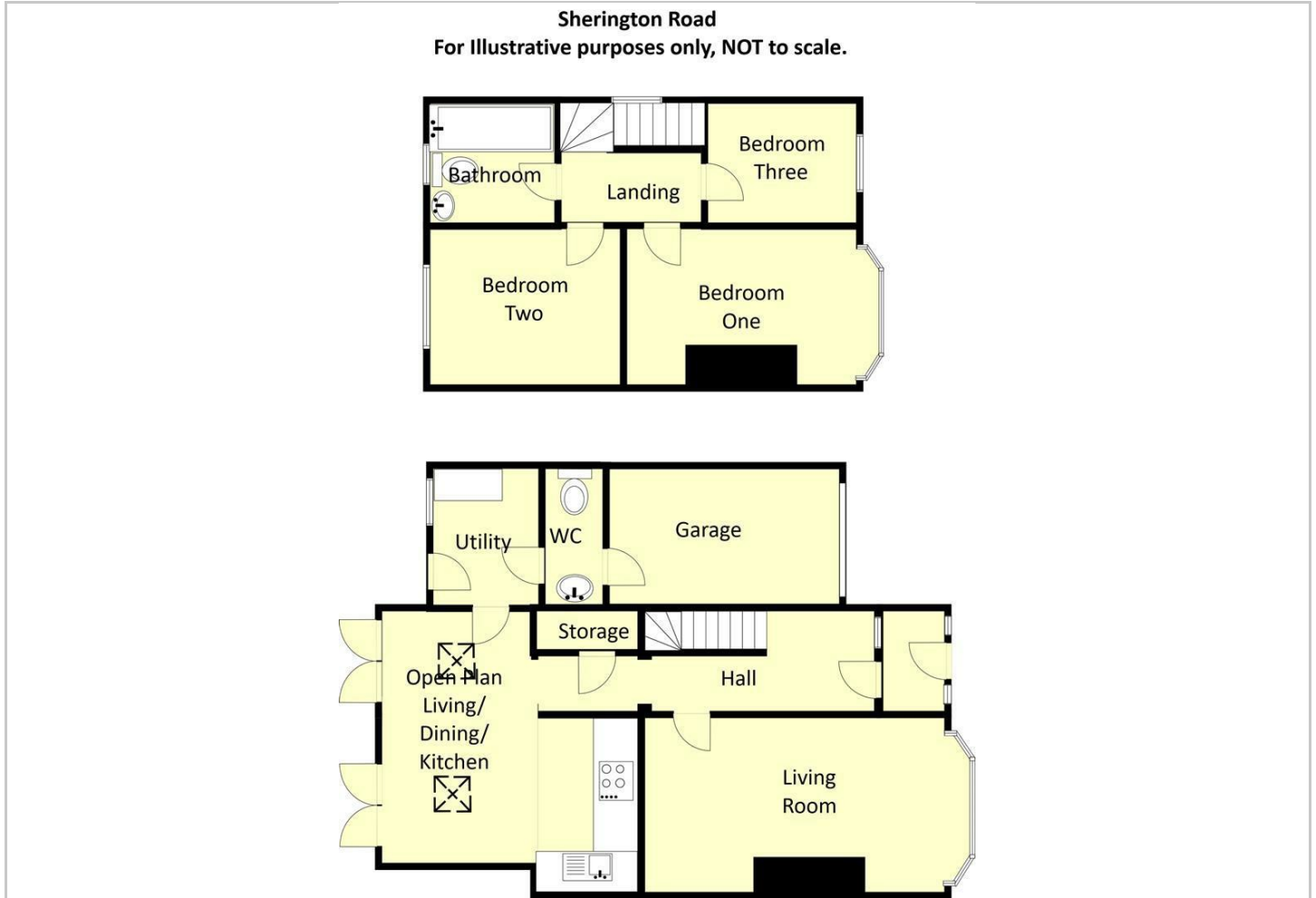
20'9" x 7'5" (6.327 x 2.281)

With ceiling strip light points, power, double wooden opening door to the front aspect,





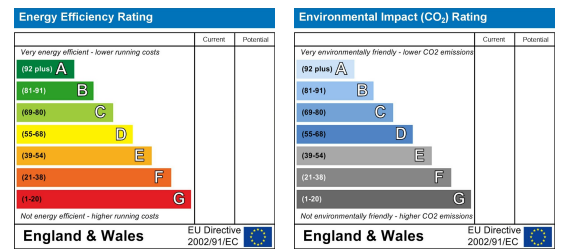
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.