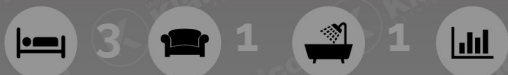


Coventry Road, Sheldon



Offers Over £290,000

Coventry Road, Sheldon

- Reception Room
- Impressive Kitchen/Diner
- Gas Central Heating
- Ideal Family Home
- Solihull Council
- 3 Bedrooms
- Conservatory
- Off-Road Parking
- Ideal for First Time Buyers
- Chain Free

Tenure: Freehold
Council Tax Band: C

Welcome to this charming semi-detached house located on Coventry Road in the delightful area of Sheldon. This property boasts a spacious kitchen, perfect for whipping up delicious meals, and a lovely conservatory where you can relax and unwind. With three bedrooms, there's plenty of space for the whole family to enjoy.

The property features a utility room, making laundry a breeze. The 1,122 sq ft of living space provides ample room for all your needs, whether it's entertaining guests in the reception room or simply enjoying a quiet night in.

One of the standout features of this property is the parking space for three vehicles, ensuring you never have to worry about finding a spot for your car. Whether you're a growing family or someone who loves to entertain, this house offers the perfect blend of comfort and functionality.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property. This property falls under the Solihull council and therefore, school catchments within this area.

Directions

Lounge

4.40 x 3.30 (14'5" x 10'9")

Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Kitchen

5.10 x 3.00 (16'8" x 9'10")

Double glazed window to rear, laminate flooring, splashback tiling, wall mounted radiator, ceiling lights, storage units, worktops, integrated extractor fan, drainer sink with mixer tap

Conservatory

4.40 x 2.40 (14'5" x 7'10")

Double glazed window Throughout, tile effect flooring

Utility

5.70 x 2.10 (18'8" x 6'10")

Double glazed door to garden, storage units, worktop, tile flooring, Plumbing for white goods

Toilet

Ceiling light, toilet, laminate flooring

Bedroom 1

3.70 x 3.50 (12'1" x 11'5")

Double glazed bay window to front, carpet, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 2

3.60 x 3.30 (11'9" x 10'9")

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 3

2.20 x 1.80 (7'2" x 5'10")

Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bathroom

2.80 x 1.60 (9'2" x 5'2")

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower, wash basin with mixer tap, heated towel rail

Garden

Privacy from rear, Fence panels to boundaries, patio area, decking

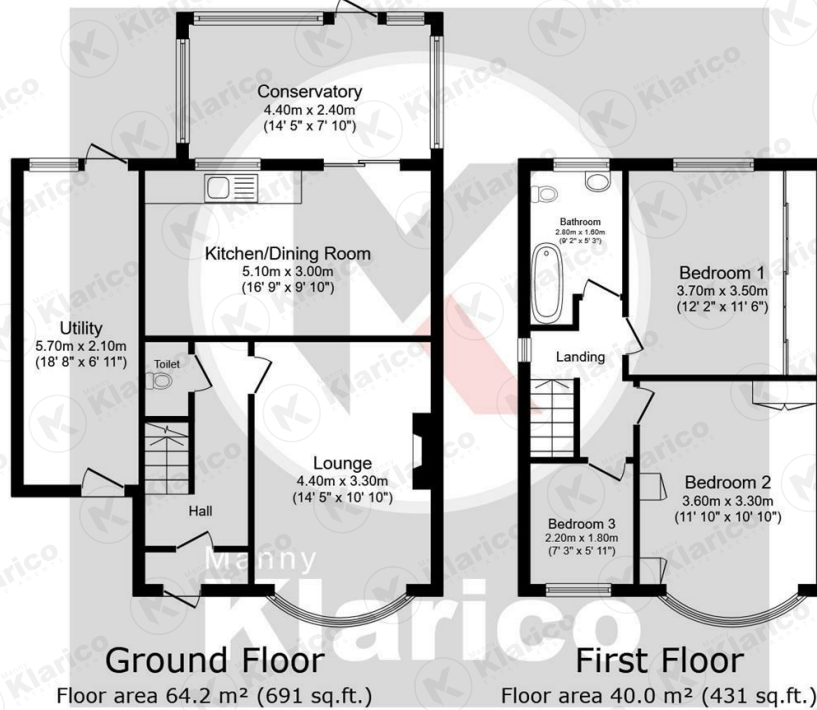


Coventry Road, Sheldon



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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		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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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