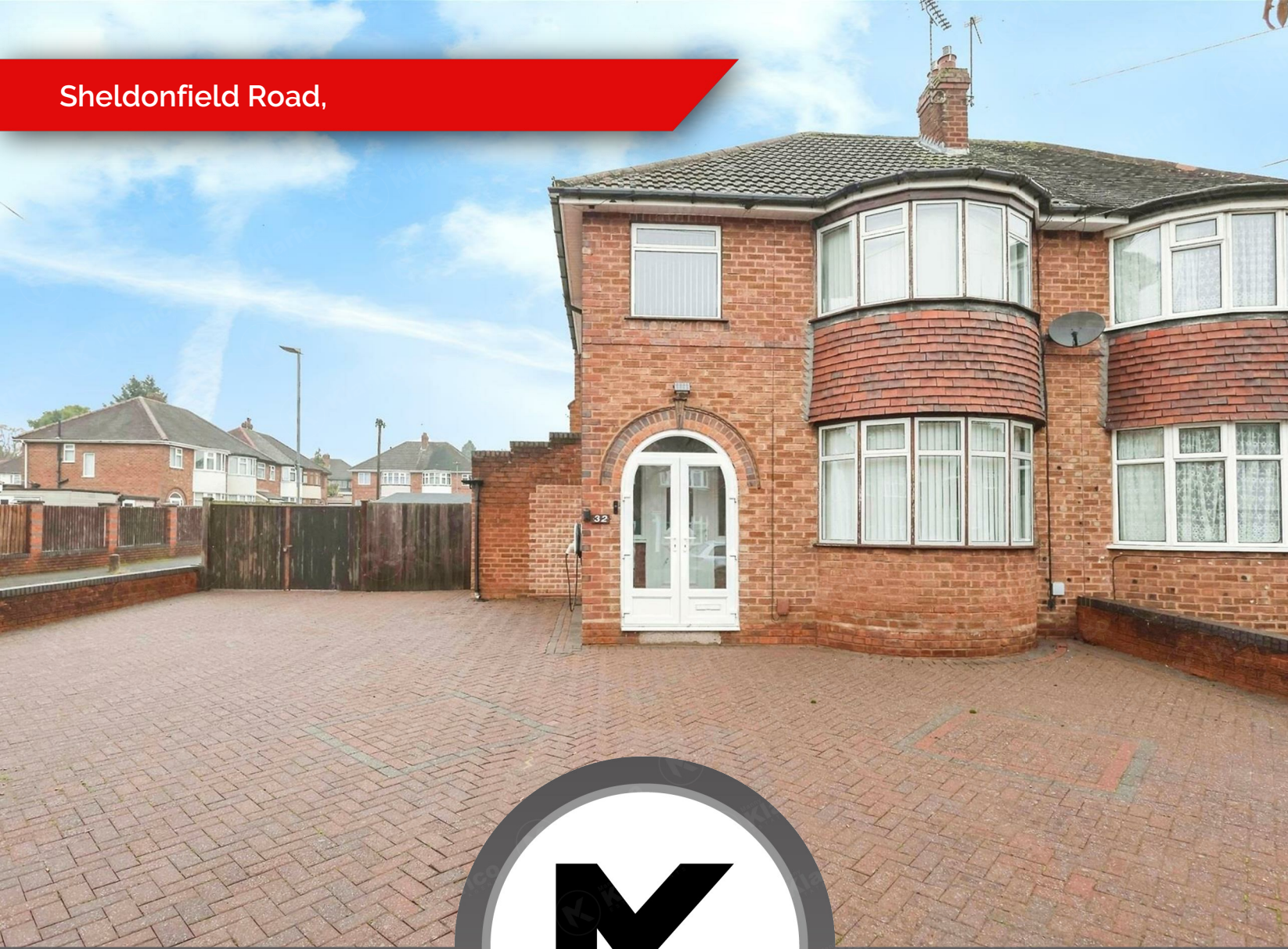


Sheldonfield Road,



3 1 1 D

Offers Over £325,000



# Sheldonfield Road,

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- Great Condition
- Reception Room
- Impressive Kitchen/Diner
- Garden
- Gas Central Heating
- Ideal Family Home

**Tenure: Freehold**  
**Council Tax Band: C**

Welcome to Sheldonfield Road, Birmingham - a charming semi-detached house that exudes character and warmth. This delightful property boasts a spacious garden, perfect for enjoying those quintessentially British summer days.

Upon entering, you are greeted by a welcoming reception room that is ideal for entertaining guests or simply unwinding after a long day. The impressive kitchen is a true highlight of this home, offering ample space for culinary creations and family gatherings.

With three cosy bedrooms, there is plenty of room for the whole family to relax and recharge. The beautiful bathroom adds a touch of luxury to everyday living, providing a tranquil space to pamper yourself.

Parking is a breeze with space for three vehicles, ensuring convenience for you and your guests. The property's 1950s charm is complemented by modern amenities, creating a perfect blend of comfort and style.

Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning the wonderful memories you could create in this lovely abode on Sheldonfield Road.

**Lounge/Dining Room**  
**7.72m x 2.97m (25'3" x 9'8")**  
Double glazed bay window to front, wood flooring, chimney breast, wall mounted radiator, ceiling lights, skirting

**Kitchen**  
**2.41m x 3.43m (7'10" x 11'3")**  
Double glazed window to rear, double glazed door to utility, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, wall mounted radiator

**Utility Room**  
Double glazed door to garden, laminate flooring, Plumbing for white goods

**W.C.**  
Laminate flooring, pedestal sink with separate taps, toilet, ceiling light

**Bedroom One**  
**4.19m x 2.87m (13'8" x 9'4")**  
Double glazed bay window to front, laminate flooring, underfloor heating, skirting, ceiling light

**Bedroom Two**  
**3.35m x 3.43m (10'11" x 11'3")**  
Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light

**Bedroom Three**  
**2.34m x 2.29m (7'8" x 7'6")**  
Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

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

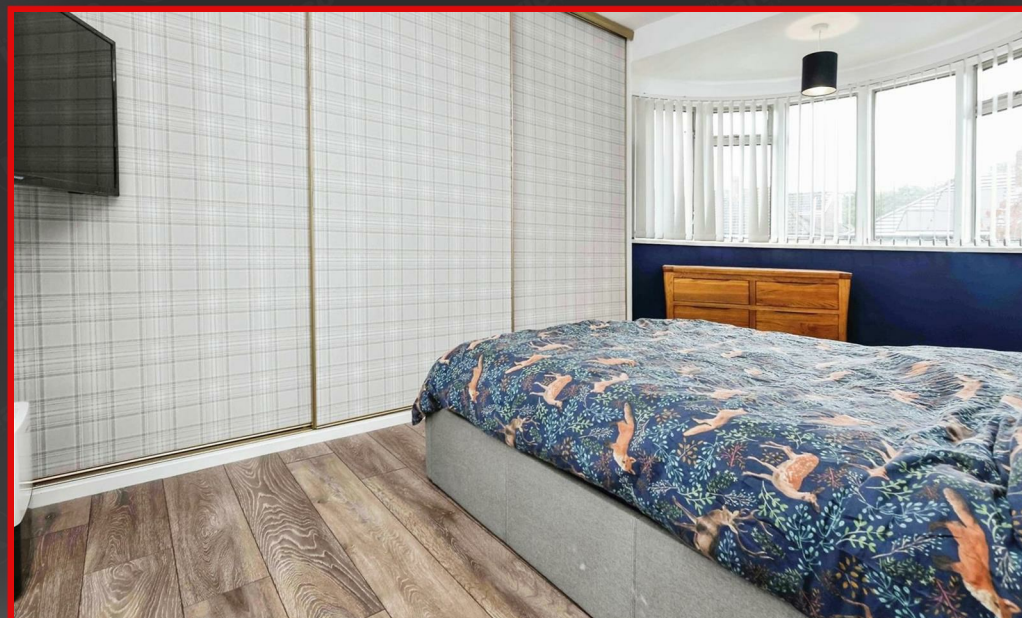
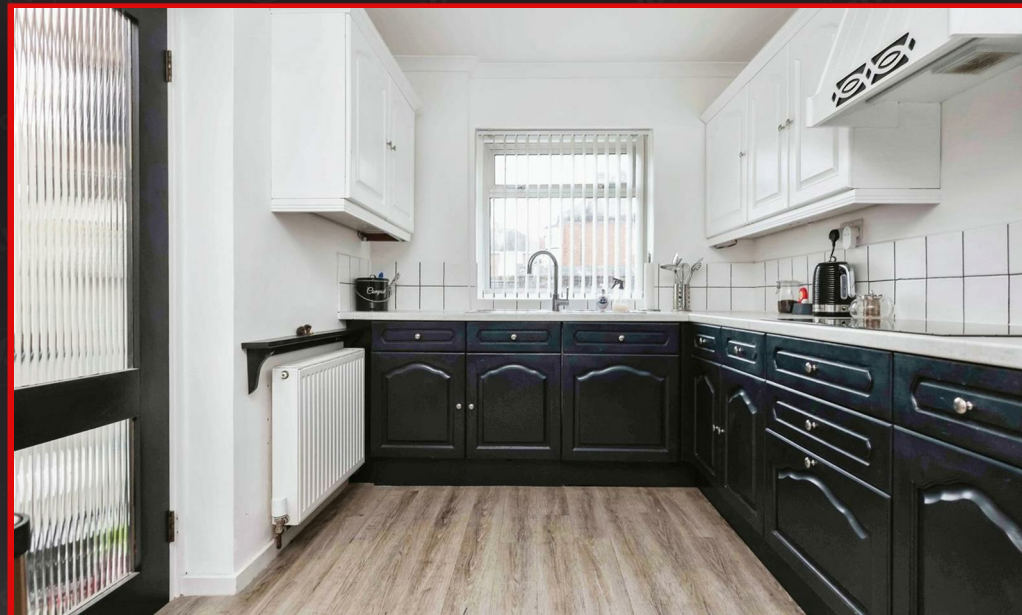
**Garden**  
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area

## Directions



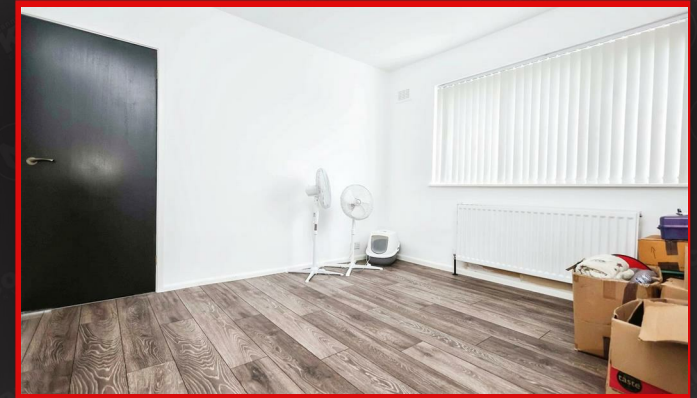


Sheldonfield Road,





## Sheldonfield Road,





## Sheldonfield Road,





Sheldonfield Road,



Manny  
**Klarico**  
ESTATE AGENTS



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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