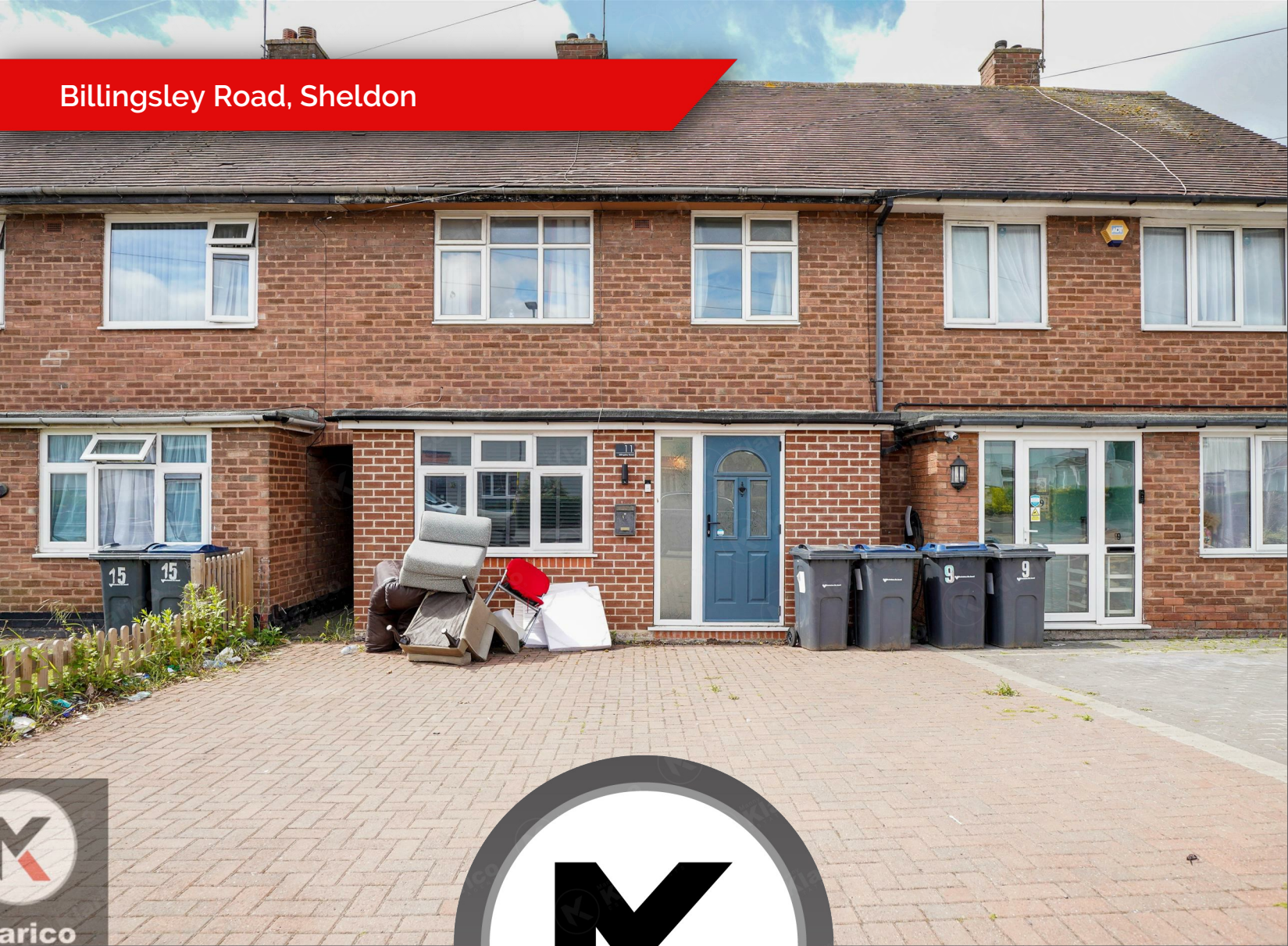


Billingsley Road, Sheldon



£205,000

Billingsley Road, Sheldon

- Mid-Terrace
- 3 Bedrooms
- Garden
- Potential Development Project
- 2 Reception Rooms
- Off-Road Parking
- Conservatory
- Potential To Become A Stunning Family Home

Tenure: Freehold
Council Tax Band: B

KLARICO Estate Agents proudly present this 3-bedroom mid-terrace property situated within Birmingham. This property offers 2 spacious living rooms alongside a kitchen. This property would be ideal for First Time Buyers alongside Investors.

Nestled in the charming area of Sheldon, this mid-terrace house at 11 Billingsley Road presents a wonderful opportunity for those looking to create their ideal home. With a generous living space of 874 square feet, this property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three well-proportioned bedrooms, providing ample space for a growing family or for those who desire a home office. The single bathroom, while functional, offers the potential for modernisation to suit your personal taste.

Constructed between 1930 and 1939, this property retains a sense of character and history, yet it is in need of some updating, allowing you to put your own stamp on it. The good location enhances its appeal, with convenient access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike.

Additionally, the property includes parking for two vehicles, a valuable asset in this area. This home is a blank canvas, ready for you to transform it into a stylish and comfortable living space. Do not miss the chance to view this property and envision the possibilities it holds.

Reception Room

3.65m x 3.43m (12'0" x 11'3")

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

Kitchen

3.70m x 1.80m (12'2" x 5'11")

Double glazed window to rear, tile flooring, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

Living Room

2.79m x 3.43m (9'2" x 11'3")

Double glazed window to rear, double glazed door to rear, tile flooring, ceiling light, skirting

Utility

2.32m x 2.26m (7'7" x 7'5")

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

Conservatory

2.32m x 2.20m (7'7" x 7'3")

Double glazed window Throughout, tile flooring, door to garden, ceiling light

Bedroom 1

3.23m x 3.52m (10'7" x 11'7")

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

Bedroom 2

2.25m x 2.96m (7'5" x 9'9")

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

Bedroom 3

2.28m x 2.86m (7'6" x 9'5")

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

Bathroom

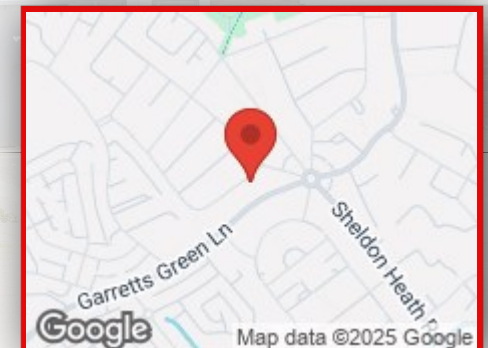
1.68m x 2.31m (5'6" x 7'7")

Privacy double glazed window to rear, laminate 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, Hedge shrubs

Directions



Billingsley Road, Sheldon

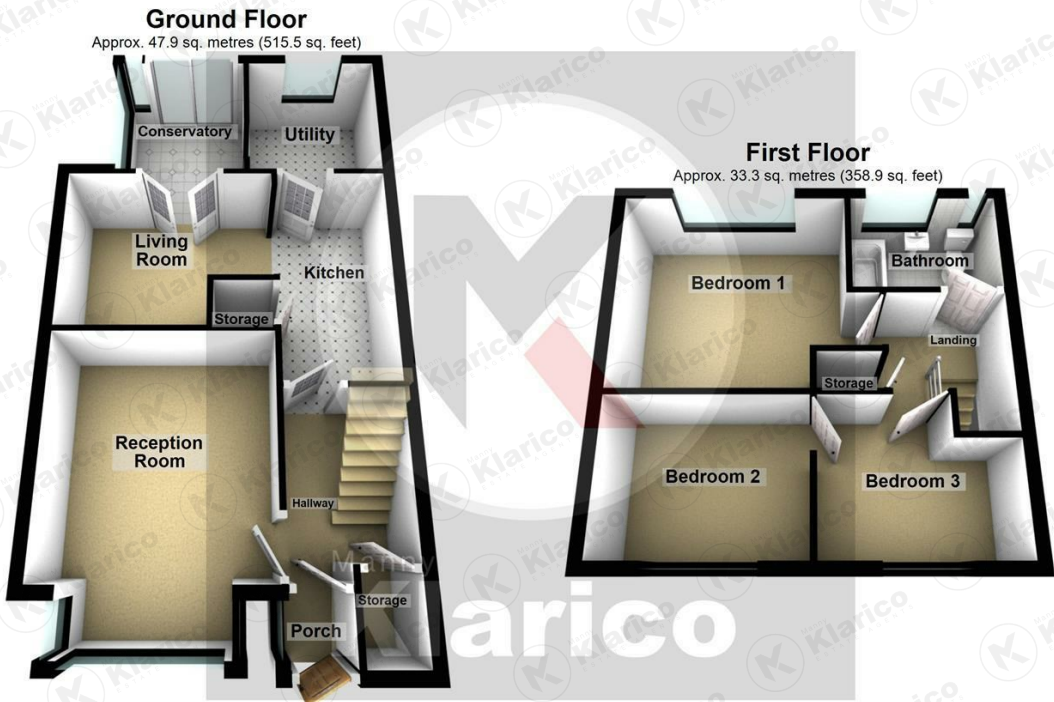


Billingsley Road, Sheldon



Billingsley Road, Sheldon





| 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 | | |

332 Hob Moats Road
Birmingham
B92 8JT

0121 750 0390
www.mannyklarico.co.uk

