



## Brays Road Sheldon, Birmingham

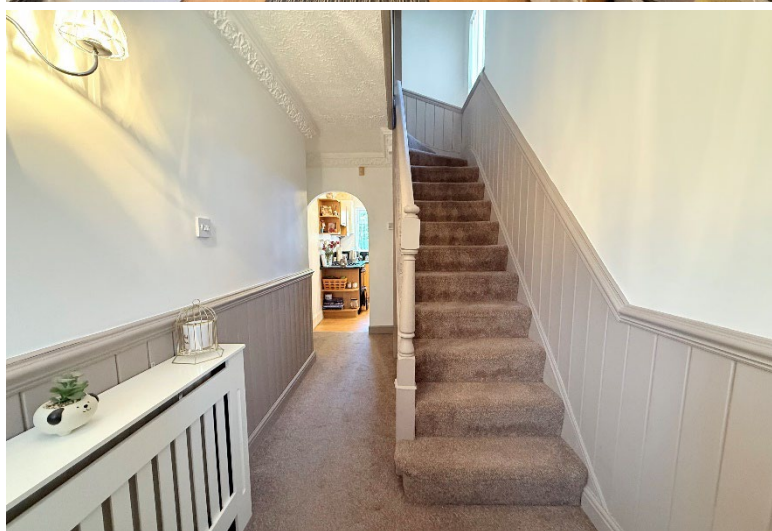
- A Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Extended Breakfast Kitchen

**£285,000**

Current EPC Rating 65 (D)  
Current Council Tax Band C







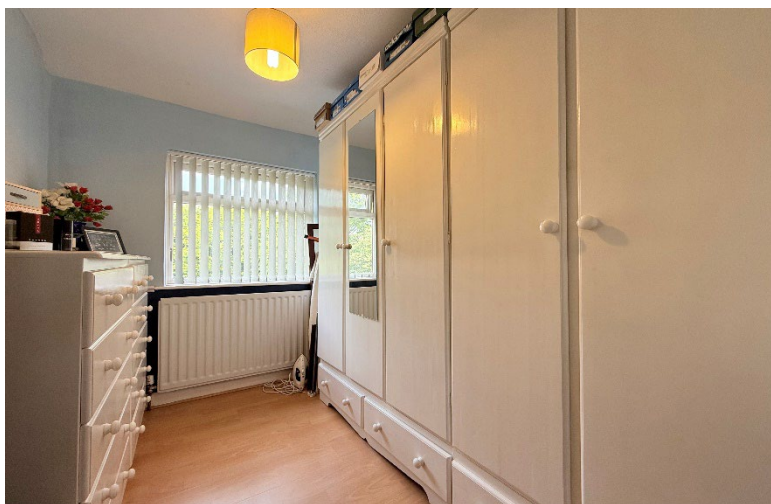
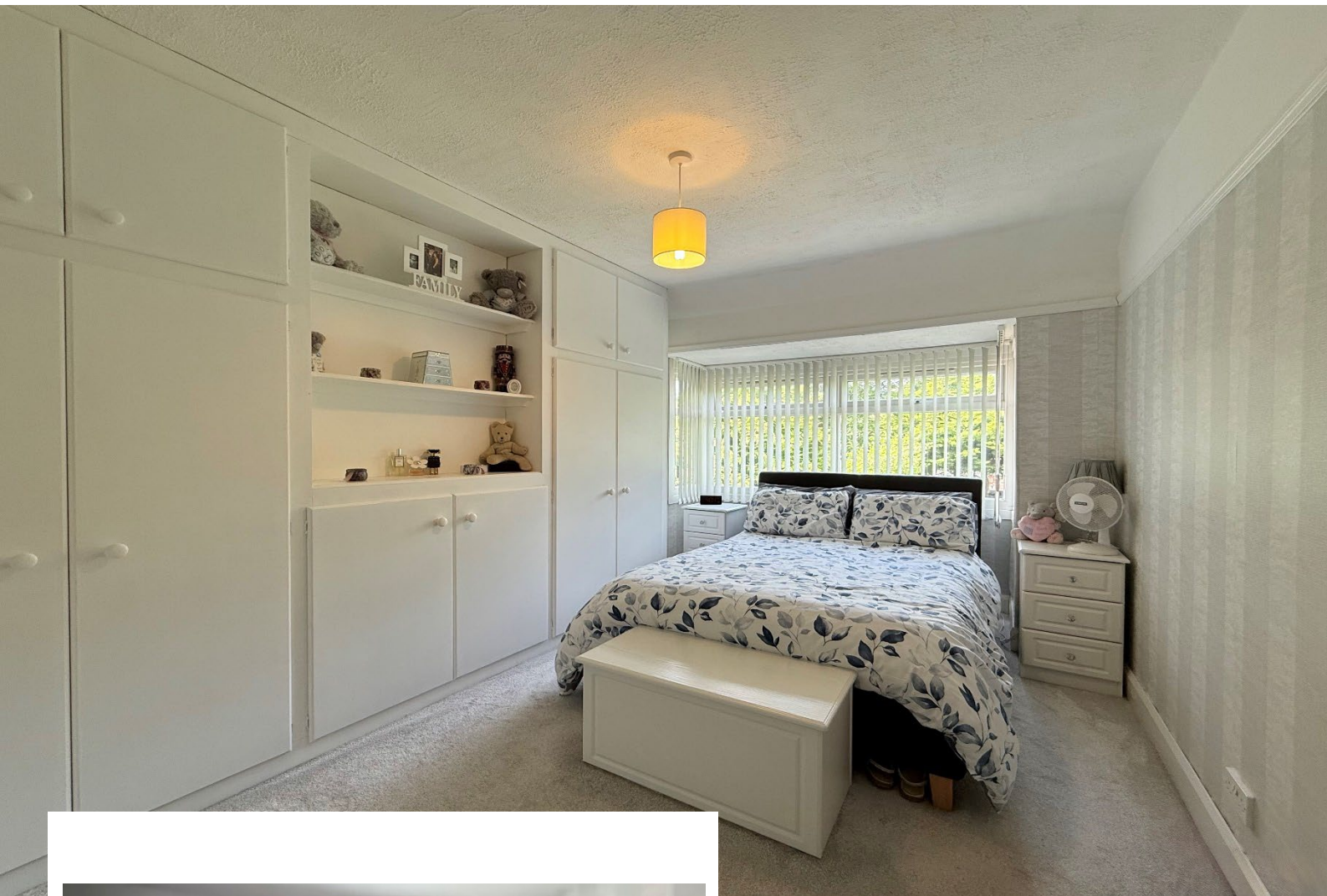
## Property Description

A well presented and extended semi-detached family home situated in a most convenient location and offering accommodation comprising a through lounge/diner, extended breakfast kitchen, utility room, three bedrooms, re-fitted family shower room, landscaped rear garden and driveway parking

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C





## Rooms & Measurements

Dining Area to Rear - 4.39m x 2.97m (14'5" x 9'9")

Lounge Area to Front - 4.01m x 3.28m (13'2" x 10'9")

Extended Breakfast Kitchen to Rear - 4.9m max x 3.76m max  
(16'1" max x 12'4" max)

Utility Room - 2.44m x 1.55m (8'0" x 5'1")

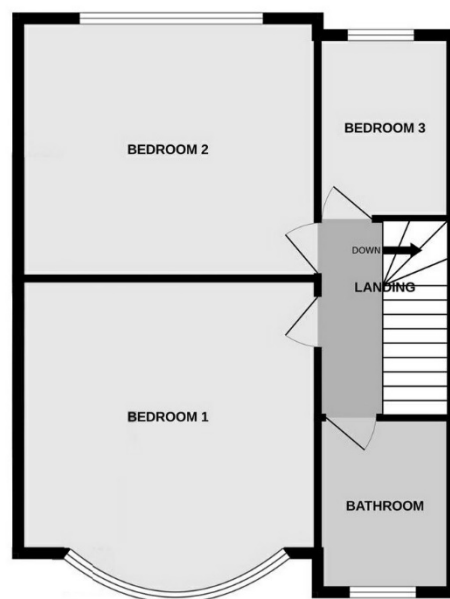
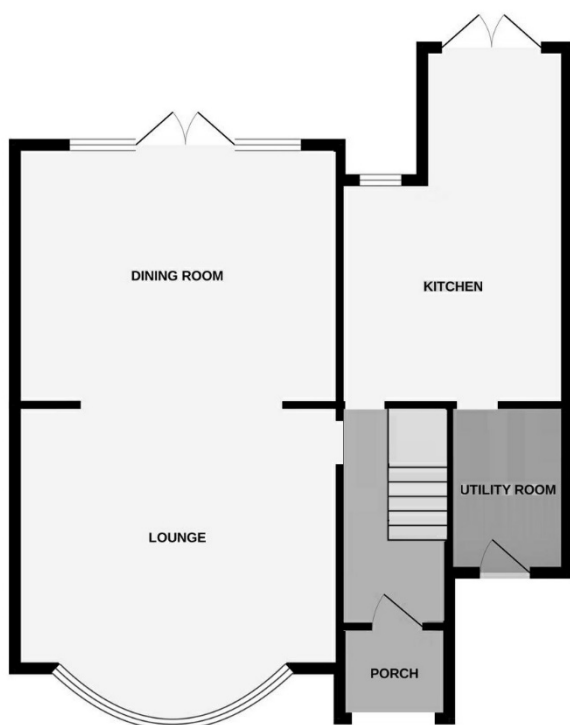
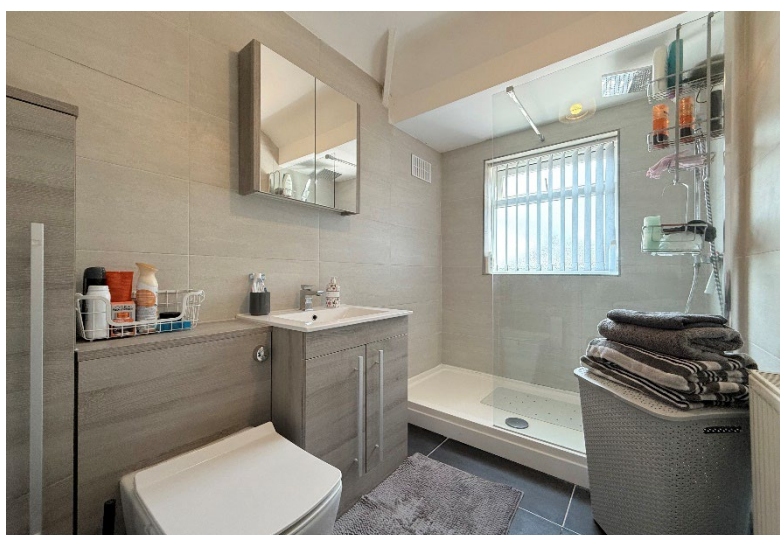
Bedroom One to Rear - 4.39m x 3.07m (14'5" x 10'1")

Bedroom Two to Front - 4.01m x 3.45m (13'2" x 11'4")

Bedroom Three to Rear - 2.64m x 1.93m (8'8" x 6'4")

Re-Fitted Family Shower Room - 2.54m x 1.93m (8'4" x 6'4")





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.