



## Sheldonfield Road

Sheldon, Birmingham

- A Beautifully Presented Three Bedroom Family Home
- Extended & Re-Fitted Kitchen/Diner and Spacious Lounge
- Landscaped South Facing Rear Garden
- No Upward Chain

**£325,000**

Current EPC Rating - TBC  
Current Council Tax Band - C







## Property Description

A very well presented and extended semi-detached family home benefiting from no upward chain. Offering accommodation comprising a superb open plan family kitchen/diner with bi-fold doors, spacious lounge, utility & guest W.C, three bedrooms, family bathroom, landscaped South facing rear garden and driveway parking





## Rooms & Measurements

Spacious Lounge to Front 4.72m x 3.99m (15'6" x 13'1")

Superb Open Plan Family Kitchen/Diner to Rear 5.94m x 4.34m (19'6" x 14'3")

Utility 1.65m x 0.99m (5'5" x 3'3")

Bedroom One to Rear 3.66m x 2.9m (12'0" x 9'6")

Bedroom Two to Front 3.84m x 3.1m (12'7" x 10'2")

Bedroom Three to Front 2.01m x 1.85m (6'7" x 6'1")

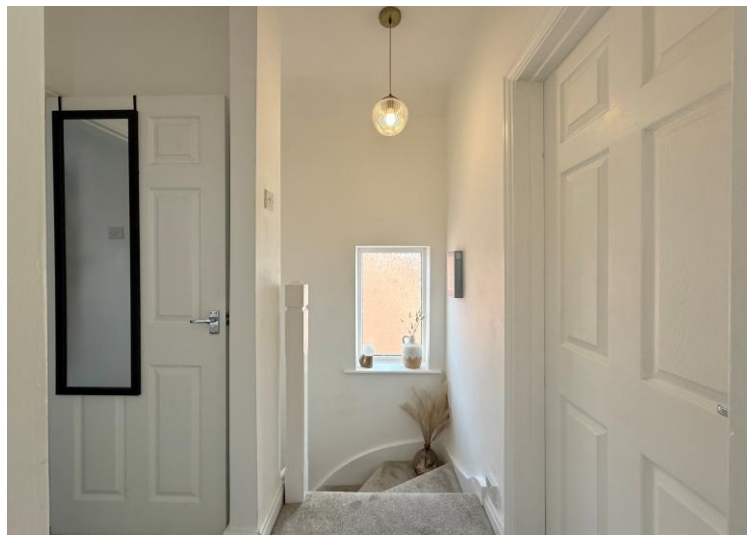
Family Bathroom to Rear 2.49m x 1.98m (8'2" x 6'6")

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 Nigel Hodges.

Current council tax band – C



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