



smarthomes

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")

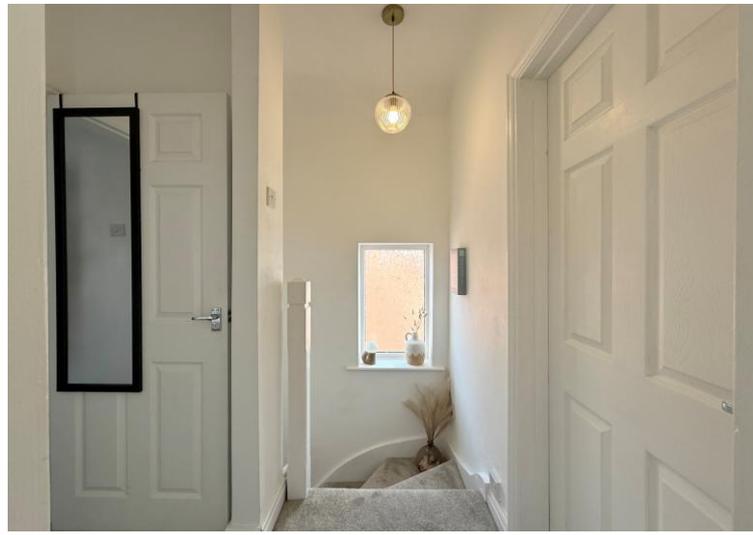
Family Bathroom to Rear 2.49m x 1.98m (8'2" x 6'6")

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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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.