



Gillman Close

Sheldon, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Spacious Kitchen Diner & Family Lounge
- Private Rear Garden
- Large Block Paved Driveway

£440,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A well presented detached family home situated in a most convenient cul-de-sac location. The property benefits from no upward chain, under floor heating throughout and offers accommodation comprising a spacious lounge, large conservatory, spacious kitchen/diner, guest W.C, three good size bedrooms, en-suite shower room, family bathroom, rear garden and driveway parking



Rooms & Measurements

Spacious Lounge 4.37m x 3.28m (14'4" x 10'9")

Large Conservatory 6.91m max x 3.89m max (22'8" max x 12'9" max)

Spacious Kitchen/Diner 6.88m max x 3.35m (22'7" max x 11'0")

Bedroom One 3.05m x 2.64m (10'0" x 8'8")

En-Suite Shower Room 2.29m x 1.27m (7'6" x 4'2")

Dual Aspect Bedroom Two 3.43m x 3.35m (11'3" x 11'0")

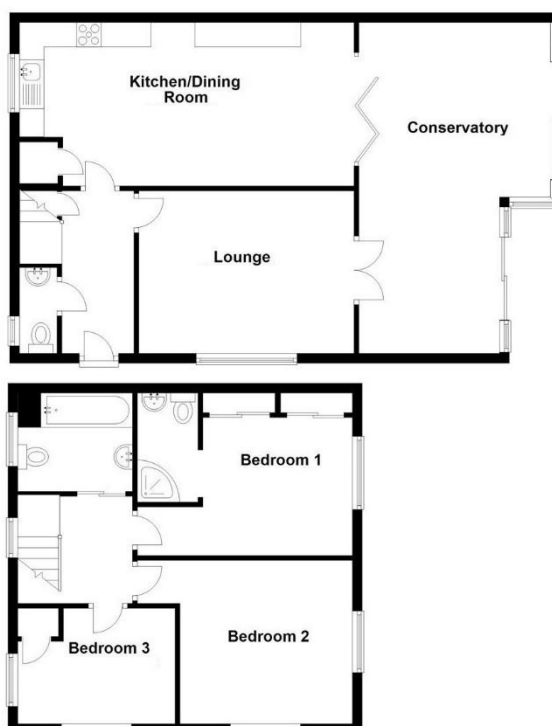
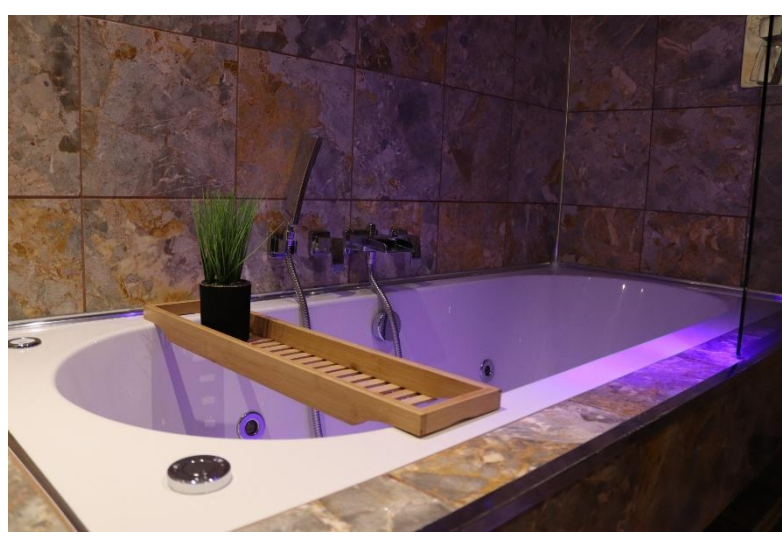
Dual Aspect Bedroom Three 3.23m x 2.31m (10'7" x 7'7")

Family Bathroom 2.21m x 1.91m (7'3" x 6'3")

Versatile Loft Space 4.01m x 3.4m (13'2" x 11'2")

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 – D



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.