

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Stancroft Grove, Sheldon, Birmingham, West Midlands, B26 2JB

Offers Over £285,000



Offers Over £285,000 Stancroft Grove, Sheldon, Birmingham, West Midlands, B26 2JB

- Extended Semi Detached House
- Three Bedrooms
- Superb Family Residence
- Lounge
- Modern Kitchen & Dining Room
- Block Paved Driveway
- Popular Cul-De-Sac location
- Ground Floor W.C & First Floor Bathroom
- Large Rear Garden
- Energy Rating E

EPC Rating

Current: E
Potential: C

Council tax band

Band = C

* EXTENDED SEMI DETACHED HOME *
DRIVEWAY * THREE BEDROOMS *
FAMILY REAR GARDEN ** CUL-DE-SAC
LOCATION * 360 VIRTUAL TOUR
AVAILABLE! **

THIS IS A WELL PRESENTED, FAMILY HOME, READY TO MOVE STRAIGHT INTO!! AN INTERNAL VIEWING IS RECOMMENDED!! The current owners have vastly improved and updated the property to a high standard! CALL OUR YARDLEY OFFICE FOR A VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!! The property is approached via a block paved DRIVEWAY providing off road parking for two vehicles with accommodation comprising of:- entrance, hallway, Guest W.C, LOUNGE, MODERN FAMILY KITCHEN/DINER WITH REAR RECEPTION ROOM and GENEROUS REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS and Bathroom. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate : E

APPROACH

The property is accessed via dropped kerb and leading to:-

Driveway

A block paved driveway with open borders to neighbouring properties and leading to a double glazed entrance door:-

Entrance Hallway

Staircase to first floor landing. Radiator. Wood effect flooring. Doors leading to ground floor accommodation:-

Guest W.C

Suite comprises of a wash basin with storage underneath and low flush WC. Heated towel rail. Wood effect flooring. Obscure double glazed window to the front. Ceiling spotlights.

Lounge

13'4" x 12'3" (4.06m x 3.73m)

Double glazed bay window to the front and radiator.

Kitchen/Dining Room

24'2" maximum x 12'1" minimum x 14'4" (7.37m maximum x 3.68m minimum x 4.37m)

A range of wall and base units with work surfaces over and incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances

include a gas 5-ring gas hob with extractor canopy over, double electric oven and integrated dishwasher. Wall mounted central heating boiler. Wood effect flooring. Part tiling to the walls. Ceiling spotlights. Wall mounted radiators. Under stairs storage cupboard. Double glazed window and double glazed French doors to the rear allowing access to the family garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Ceiling spotlights. Doors giving access to first floor accommodation:-

Bedroom One

12'9" x 12'2" (3.89m x 3.71m)

Double glazed bay window to the front and radiator. Mirrored wardrobes.

Bedroom Two

8'10" x 6'10" (2.69m x 2.08m)

Double glazed window to the rear and radiator.

Bedroom Three

8'8" x 8'7" (2.64m x 2.62m)

Double glazed window to the rear and radiator.

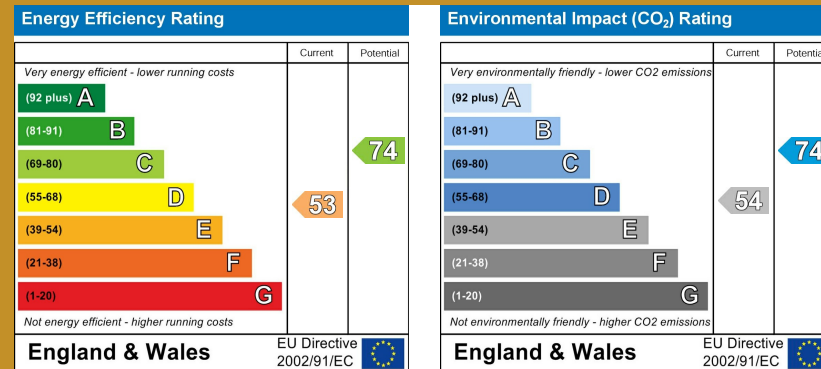
Family Bathroom

Suite comprises of a kidney shaped bath unit with a boiler fed, rainfall and riser shower over, wash basin with storage underneath and low flush WC. Tiling to the floor area and walls. Heated towel rail. Ceiling spotlights. Obscure double glazed window to the front.

OUTSIDE

Family Rear Garden

The rear garden is mainly laid to lawn with a timber fenced perimeter. Paved patio areas and storage sheds. Outside tap point. Border shrubbery.





167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com