

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Elmay Road, Sheldon, Birmingham, West Midlands, B26 2QU

£250,000



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**Elmay Road, Sheldon,
Birmingham, West Midlands, B26
2QU**

- Semi Detached Bungalow
- Three Bedrooms
- Internal Viewing Essential
- Lounge
- Modern Kitchen
- Driveway & Rear Garage
- Popular Location
- Shower Room
- Rear Garden
- Energy Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

**** SEMI DETACHED BUNGALOW **
MUST BE VIEWED! ** THREE
BEDROOMS **
** ONLINE 360 VIEWING AVAILABLE ****

A RARE OPPORTUNITY to purchase A SEMI DETACHED BUNGALOW situated on this popular road in SHELDON.. these do not come onto the market everyday!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 before it is snapped up!

The property is accessed via a driveway providing off road parking for two vehicles leading to a double glazed entrance porch. The accommodation briefly comprises of an entrance, hallway, lounge, kitchen, Shower Room and THREE BEDROOMS. The property has well established, mature, rear garden and GARAGE.

The property benefits from central heating, double glazing both where specified.

Energy Performance Certificate: D

APPROACH

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

Driveway

A driveway providing parking for two

vehicles with a brick wall to either side and leading to a double glazed entrance porch.

Entrance Porch

With a double glazed door and windows to the front, tiling to the floor area and allowing access to an additional double glazed entrance door.

Hallway

Radiator. Ceiling loft hatch with retractable ladders enclosed. Doors giving access to all accommodation:-

Lounge

14'9" x 11'4" (4.50m x 3.45m)

Radiator. Wood effect flooring. Double glazed window to the rear.

Kitchen

12'0" x 6'8" (3.66m x 2.03m)

A range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath and extractor canopy over. Integrated dishwasher. Tiling to the walls and flooring. Plumbing for the washing machine. Ceiling

spotlights. Double glazed windows to rear and side with a double glazed door to the rear allowing access to the garden.

Bedroom One

13'1" into bay window x 10'3" (3.99m into bay window x 3.12m)

Double glazed bay window to the front and radiators.

Bedroom Two

9'7" x 7'3" (2.92m x 2.21m)

Double glazed window to the front and radiator. Wood effect flooring.

Bedroom Three

9'2" x 7'9" (2.79m x 2.36m)

Double glazed window to the side and radiator. Fitted wardrobe. Storage cupboard with the central heating boiler enclosed.

Shower Room

Suite comprises of a shower cubicle with a power shower over, pedestal wash basin and low flush WC. Heated towel rail. Tiling to the walls and flooring. Obscure double glazed window to the side.

OUTSIDE

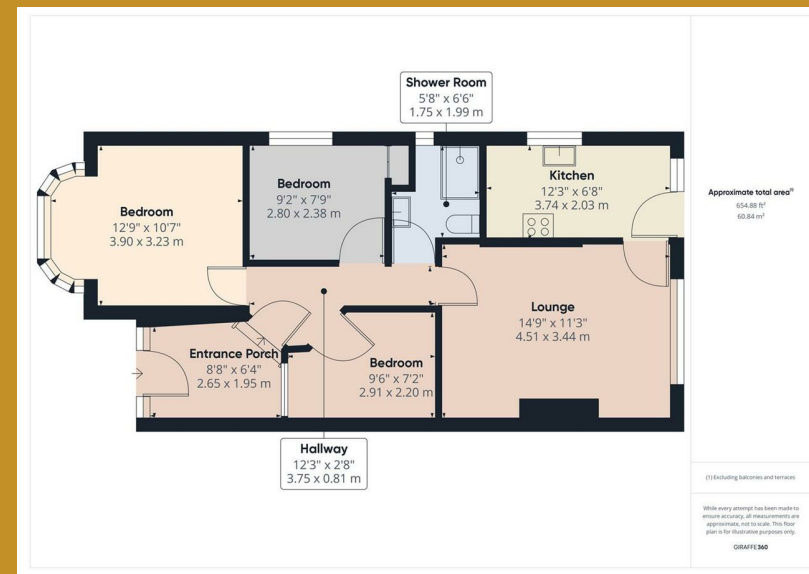
Rear Garden

Timber fenced perimeter with a side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with a paved patio area and raised border beds. Timber storage shed with brick storage. Greenhouse.

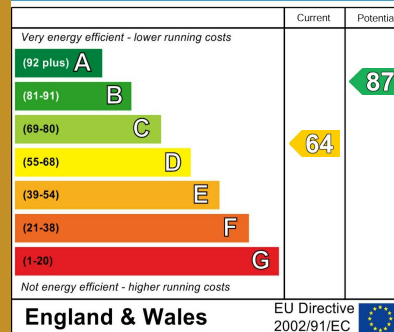
Garage

14'0" approx x 8'0" (4.27m approx x 2.44m)

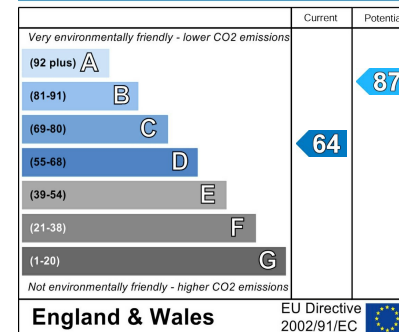
Timber construction with metal doors to the rear. A door allowing access from the rear garden.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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