



**£260,000**

**Corrie Croft, Sheldon,  
Birmingham, West Midlands, B26  
2QT**

- Semi Detached Bungalow
- Three Bedrooms
- Extended To The Rear
- Lounge & Reception Room
- Kitchen
- Conservatory
- Rear Garage
- Cul-De-Sac Location
- Front & Rear Gardens
- Energy Rating D

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

**\*\* SEMI DETACHED BUNGALOW \*\*  
EXTENDED TO REAR \*\* THREE  
BEDROOMS \*\* CONSERVATORY \*\*  
ONLINE 360 VIEWING AVAILABLE \*\***

AN OPPORTUNITY to purchase AN EXTENDED, SEMI DETACHED BUNGALOW situated in a quiet CUL-DE-SAC location in SHELDON.. this type of property does not stay on the market for long!  
CALL OUR YARDLEY OFFICE ON 0121-783-3422 OR MISS OUT!  
The property is accessed via a front garden and leading to a double glazed entrance porch. The accommodation briefly comprises of an entrance porch, hallway, lounge & separate reception room, kitchen, shower room and THREE BEDROOMS. The property has a 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 the public footpath and leading to:-

### Front Garden

A front garden with paved areas, border shrubbery and steps leading to the double glazed entrance porch.

### Entrance Porch

Double glazed door and windows to the front allowing access to an additional double glazed entrance door into:-

### Hallway

Ceiling loft hatch with retractable ladders. Radiator. Doors leading to accommodation:-

### Lounge

**15'4" x 11'2" (4.67m x 3.40m)**

Radiator. Feature wooden fireplace. Double glazed windows and french doors to the rear leading to the conservatory.

### Kitchen

**10'11" x 7'9" maximum (3.33m x 2.36m maximum)**

A range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap over. Free standing gas cooker and extractor canopy over. Integrated dishwasher. Part tiling to

the walls. Plumbing for the washing machine. Double glazed window to rear. A doorway leading into:-

### Reception Room

8'1" x 6'9" (2.46m x 2.06m)

Double glazed window to the side and radiator.

### Conservatory

9'7" x 8'1" (2.92m x 2.46m)

Brick built with double glazed windows to rear and side. French doors allowing access to the rear garden.

### Bedroom One

12'2" x 11'8" (3.71m x 3.56m)

Double glazed bay window to the front of the property and radiators.

### Bedroom Two

9'1" x 7'10" (2.77m x 2.39m)

(Currently used as a dining room). Double glazed window to the side and radiator. Storage cupboard.

### Bedroom Three

9'11" x 7'3" (3.02m x 2.21m)

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

### OUTSIDE

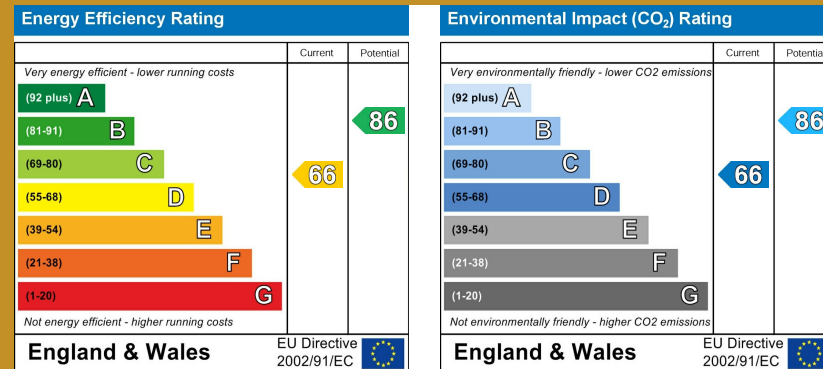
### Rear Garden

Timber fenced perimeter with a side gate giving access to/from the front of the property. The rear garden has paved patio areas and raised border beds. Outside tap point. Greenhouse. Steps leading to the garage.

### Garage

9'7" 8'1" (2.92m 2.46m)

Brick construction with a metal up and over door to the rear. Power and lighting.





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