



£450,000

**Sheaf Lane, Sheldon,
Birmingham, West Midlands, B26
3HA**

- Detached Dormer Bungalow
- Five Bedrooms
- Refurbished & Externally Insulated
- Large Family Property
- Modern Kitchen & Dining Room
- Two Reception Rooms
- Driveway & Family Rear Garden
- Internal Viewing Essential
- Utility Room & Bathrooms
- Energy Performance Certificate D

EPC Rating

Current: D
Potential: B

Council tax band

Band = D

* DETACHED DORMER BUNGALOW * LARGE FAMILY PROPERTY! * FIVE BEDROOMS * EXTENDED TO REAR *

This SPACIOUS, DETACHED DORMER BUNGALOW MUST BE VIEWED TO APPRECIATE THE STANDARD AND SIZE OF ACCOMMODATION ON OFFER!! THERE IS SO MUCH LIVING SPACE SO DON'T MISS OUT!! This EXTENDED FAMILY HOME is situated on a main road location and close to all local amenities. The property is accessed via a dropped kerb and leading to a DRIVEWAY providing parking for multiple vehicles. The accommodation briefly comprises: entrance, hallway, open plan lounge, FULLY FITTED MODERN KITCHEN WITH DINING ROOM, THREE BEDROOMS, UTILITY ROOM, REAR RECEPTION ROOM, TWO BATHROOMS and FABULOUS FAMILY REAR GARDEN all on the ground floor with A FURTHER TWO BEDROOMS ON THE FIRST FLOOR DORMER.

The property benefits from central heating and double glazing both where specified. DON'T DELAY!! CALL OUR YARDLEY OFFICE ON 0121 783-3422 FOR A VIEWING! Energy Rating D

Approach

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

Front Garden/Driveway

A driveway providing parking for multiple vehicles with timber fencing to either side

with a small front garden area leading to a double glazed entrance door.

Entrance Hallway

Feature wooden flooring. Internal door leading into the lounge.

Lounge

28'10" into bay window x 13'3" (8.79m into bay window x 3.96m'0.91m")

Double glazed bay window to front. Feature wooden flooring. niche inset to the chimney breast with feature log burner. Radiator. Doors giving access to accommodation:-

Family Kitchen/Dining Room

36'5" maximum x 6'11" (11.10m maximum x 2.11m)

A range of wall and base units with work surfaces over incorporating a Belfast sink unit with mixer tap over. Appliances include a gas cooker with extractor canopy over and dishwasher. Part tiling to the walls. Feature wooden flooring. Radiator. Double glazed bay window to the front. Fully insulated roof with double glazed skylight windows to the ceiling.

Rear Reception Room

21'8" x 13'9" (6.60m x 4.19m)

Stairs to first floor. Radiator. Feature wooden flooring. Radiators. Feature log burner. Double glazed window and double glazed French doors to the rear giving access to the garden. Storage cupboard.

Bedroom One

15'8" into bay window x 9'10" (4.78m into bay window x 3.00m)

Double glazed bay window to the front and radiator. Feature wooden flooring.

Utility Room

8'3" x 6'9" (2.51m x 2.06m)

A range of wall and base units with work services over. Plumbing for a washing machine. Wall mounted central heating boiler. Double glazed ceiling window. Further door to the rear leading into the bathroom. Tiling to the floor area.

Family Bathroom

8'4" x 6'1" (2.54m x 1.85m)

Suite comprises of a panelled bath unit with pedestal wash basin and low flush WC. Tiling to half height of the walls and tiling to the floor area. Radiator. Obscure double glazed window to the rear.

Bedroom Two

11'5" x 9'8" (3.48m x 2.95m)

Double glazed window to the side and radiator. Feature wooden flooring.

Additional Bathroom

7'7" x 5'6" (2.31m x 1.68m)

Suite comprises of a panelled bath unit with a boiler fed shower over, wash basin with storage underneath and low flush WC. Heated towel rail. Tiling to the walls and flooring. Obscure double glazed window to the side.

Bedroom Three

12'0" x 9'1" (3.66m x 2.77m)

Double glazed window to the rear and radiator. Feature wooden flooring.

FIRST FLOOR-DORMER

First Floor Landing

Double glazed window to the side and radiator. Storage Room. Feature wooden flooring. Doors giving access to first floor accommodation:-

Bedroom Four

16'9" x 11'8" (4.88m'2.74m" x 3.35m'2.44m")

Double glazed skylight window. Radiator. Storage cupboards. Feature wooden flooring.

Bedroom Five

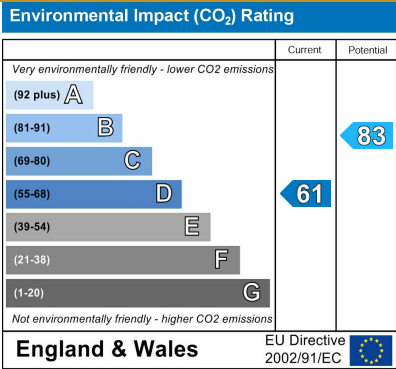
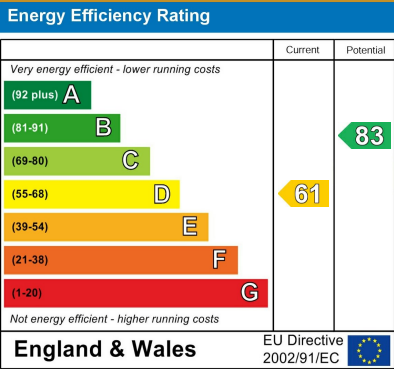
13'10" x 11'3" (3.96m'3.05m" x 3.35m'0.91m")

Double glazed window to the rear and radiator. Storage cupboards.

OUTSIDE

Rear Garden

A 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 patio area, pathway and mature border shrubbery. Timber storage shed. Outside tap point.





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