

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Church Road, Birmingham | £210,000

\*\*\* NO UPWARD CHAIN \*\* EXTENDED TRADITIONAL SEMI DETACHED \*\* REAR GARAGE \*\* IN NEED OF UPDATING \*\*

This traditional build EXTENDED SEMI DETACHED on the popular CHURCH ROAD Sheldon is a great family home. IN NEED OF UPDATING this property is great to be able to put your own stamp on it, EARLY VIEWING IS ESSENTIAL. Access is gained via private front garden to the front door. Briefly comprising hallway DINING AREA AND LOUNGE AREA, and kitchen, to the ground floor. To the first floor there are THREE BEDROOMS (two doubles and a single room) and family bathroom. The property also benefits from nice size rear garden and REAR GARAGE.

Energy Efficiency Rating:- E

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APPROACH

\*\*\* DRAFT DETAILS AWAITING VENDORS APPROVAL \*\*\*\*

Access is gained via pathway with lawned for garden leading to front door:

Hallway

With stairs to the first floor and doors off :

Lounge Area

20'7 x 9'7 (6.27m x 2.92m )  
Double glazed patio door to rear.

Dining Area

11'8 x 9'7 (3.56m x 2.92m )  
Double glazed bay window to front.

Kitchen

16'6 x 5'1 (5.03m x 1.55m )  
Double glazed window to rear, door to

side. Fitted with a range of wall base and drawer units, sink and drainer with taps over.

FIRST FLOOR

Landing

Double glazed window to side and doors off:

Bedroom One

11'11 x 9'8 (3.63m x 2.95m )  
Double glazed window to front

Bedroom Two

12'9 x 9'6 (3.89m x 2.90m )  
Double gazed window to rear, fitted wardrobes.

Bedroom Three

6'2 x 5'2 (1.88m x 1.57m )  
Double glazed window to front.

Bathroom

6'6 x 5'2 (1.98m x 1.57m )  
Double glazed frosted window to rear, suite comprising panelled bath, low level w.c and pedestal wash hand basin.

OUTSIDE

Rear Garden

Being mainly laid to lawn with access to rear garage.

Rear Garage

16'3 x 16 (4.95m x 4.88m)  
With up and over door and door to garden.

