





## Offers In The Region Of £280,000

### Marian Croft, Sheldon, Birmingham, West Midlands, B26 3LZ

- Extended Beautifully Presented Semi Detached Home
- Close to Local Schools, Shops and Transport Links
- Three Bedrooms
- Two Reception Rooms
- Kitchen (with built in oven hob and extractor)
- Conservatory
- Family Bathroom with Separate W.C
- Shared Driveway
- Rear Garden
- New Roof Completed September 2021 with Boarded Mostly Loft

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band =

\*\*\* EXTENDED SEMI DETACHED  
FAMILY HOME \*\*\* THREE BEDROOMS  
\*\*\* CLOSE TO ALL LOCAL AMENITIES \*\*\*  
NEW ROOF COMPLETED SEPTEMBER  
2021 \*\*\*  
ONLINE 360 TOUR AVAILABLE NOW!!

THIS DECEPTIVELY SPACIOUS, FAMILY  
HOME OFFERS SO MUCH MORE!!  
This WELL PRESENTED property needs  
to be viewed to see why! but don't  
take my word for it!  
CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 TO ARRANGE A VIEWING.  
The property is accessed via a SHARED  
DRIVEWAY providing parking for two  
vehicles and leading to a double  
glazed front door. The property  
comprises:- entrance hallway,  
LOUNGE, DINING ROOM, KITCHEN,  
CONSERVATORY and rear garden to  
the ground floor. To the first floor there  
are THREE BEDROOMS (TWO  
DOUBLES AND SINGLE) AND FAMILY  
BATHROOM with separate W.C. NEW  
ROOF COMPLETED SEPTEMBER 2021  
with mostly boarded loft.

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

Energy Rating Performance: D

## APPROACH

Access is gain via shared driveway  
being block paved.

## Hallway

Stairs to first floor, central heating  
radiator and doors off:

## Reception One

10'9 x 10'11 (3.28m x 3.33m )

Double glazed bay window to front,  
central heating radiator and feature  
fire place.

## Reception Two

11'5 x 10 (3.48m x 3.05m )

Double glazed patio door to rear and  
central heating radiator.

## Kitchen

16'11 x 6'2 (5.16m x 1.88m )

Double glazed window to side, double  
glazed window to rear door to rear  
garden. Being fitted with a range of  
matching wall base and drawer units,  
work surface incorporating stainless  
steel sink and drainer with mixer tap  
over, oven, hob and extractor and tiling  
to splash prone areas

Conservatory

8'10 x 8'8 (2.69m x 2.64m )

Double glazed windows and door to rear and tiled floor

FIRST FLOOR

Landing

Double glazed frosted window to side, loft access and doors off:

Bedroom One

13'9 x 10 (4.19m x 3.05m )

Double glazed window to rear and central heating radiator

Bedroom Two

11'9 x 10'4 (3.58m x 3.15m )

Double glazed bay window to front and central heating radiator

Bedroom Three

8'7 x 6 (2.62m x 1.83m)

Double Glazed window to front and central heating radiator

Bathroom

Double glazed frosted window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, heated towel rail and tiled walls

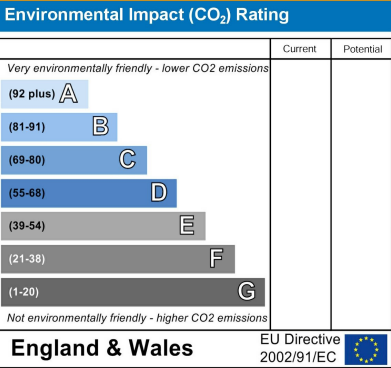
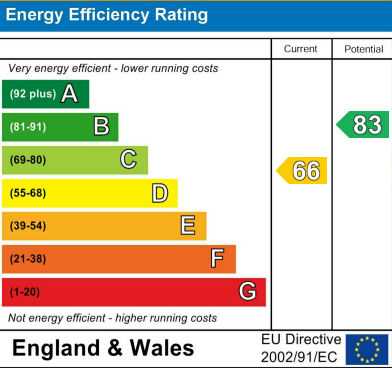
Separate W.C

Double glazed frosted window to side, low level w.c and central heating radiator.

OUTSIDE

Rear Garden

paved patio area, being mainly laid to lawn.







167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)