





## Offers Around £260,000

### Brays Road, Sheldon, Birmingham, West Midlands, B26 2RR

\* SEMI DETACHED HOUSE \* LARGER STYLE PROPERTY \* THREE GENEROUS BEDROOMS \* CLOSE TO ALL LOCAL AMENITIES \*  
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 DRIVEWAY providing parking for two vehicles and leading to a double glazed, porch. The property comprises:- entrance hallway, LOUNGE AND ADDITIONAL RECEPTION ROOM/BEDROOM, KITCHEN and rear garden to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS, BATHROOM and SHOWER ROOM.

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

Energy Rating Performance: Awaiting

#### APPROACH

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

#### Driveway

A driveway providing parking for two vehicles with a brick wall and open border to neighbouring properties and leading to a double glazed entrance porch.

#### Entrance Porch

Double glazed door doors to front and rear and leading to an additional entrance door into the property.

#### Entrance Hallway

Stairs to first floor landing. Radiator. Under stairs storage cupboard. Single glazed window to the side. Tiled flooring. Doors giving access to ground floor accommodation:-

#### Lounge

**16'0" x 11'5" (4.88m x 3.48m)**

Radiator. Wood effect flooring. Wooden feature fire surround with gas fire. Double glazed sliding doors to the rear allowing access to the garden.

#### Kitchen

**13'0" x 7'8" (3.96m x 2.34m)**

A range of wall and base units with work services over incorporating a stainless steel, sink and drainer unit with mixer tap over. Freestanding gas cooker point with extractor canopy. Wall mounted central heater. Plumbing for a washing machine. Storage cupboard. Tiled flooring. Part tiling to the walls. Double glazed window to the front.

#### Reception Room/Bedroom

**15'4" x 7'8" (4.67m x 2.34m)**

Double glazed window to the front.

#### FIRST FLOOR

#### Landing

Ceiling loft hatch with retractable ladder. Obscure double glazed window to the side. Doors giving access to first floor accommodation:-

#### Bedroom One

**13'2" x 10'1" (4.01m x 3.07m)**

Double glazed window to the front and radiator.

#### Bedroom Two

**14'6" x 8'10" (4.42m x 2.69m)**

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

#### Bedroom Three

**11'7" x 6'10" (3.53m x 2.08m)**

Double glazed window to the rear and radiator.

#### Family Bathroom

Suite comprises of a corner bath unit with a tap shower over and pedestal wash basin. Part tiling to the walls. Heated towel rail. Obscure double glazed window to the front.

#### Shower Room

Shower cubicle with a boiler fed shower over and low flush WC. Plastic panelling to the walls. Obscure double glazed window to the side.

#### OUTSIDE

#### Rear Garden

Brick walled perimeter with retaining



timber fencing. The rear garden is mainly laid to lawn with a paved patio area and border shrubbery. Timber storage shed.

