

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ragley Drive, Sheldon, Birmingham, B26 3TU

Offers In The Region Of £270,000



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Ragley Drive, Sheldon, Birmingham, B26 3TU

- Two Double Bedrooms
- Quite Location Over Looking St Giles Church
- Lounge & Dining Area
- Conservatory
- Terrace Bungalow
- Re Fitted Kitchen
- Shower Room
- Front and Rear Gardens
- Rear Garage
- Early Viewing Essential

EPC Rating

Current: D
Potential: B

Council tax band

Band = D

**** TERRACE BUNGALOW ** TWO
DOUBLE BEDROOMS ** ON THE DOOR
STEP TO SHELDON COUNTRY PARK**
CONSERVATORY ** GARAGE ****

AN OPPORTUNITY to purchase
BEAUTIFUL TERRACED BUNGALOW
situated in a over looking St Giles
Church 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 front door . The
accommodation briefly comprises of
hallway, LOUNGE and DINING ROOM,
RE FITTED KITCHEN (with built in oven
hob and extractor) shower room and
TWO DOUBLE BEDROOMS. The
property has rear garden with rear
access and GARAGE.

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

Energy Performance Certificate: D

APPROACH

Access is gained via pathway leading
to front door :

Hallway

With loft access, storage cupboard and
doors to:

Lounge

Double glazed window and central
heating radiator

Dining Area

Double glazed patio door and central
heating radiator.

Kitchen

Double glazed window to rear, fitted
with a range of matching wall base
and drawer units with work surface
over incorporating sink and drainer
with mixer tap over, oven hob and
extractor.

Conservatory

Double glazed double doors to side
and double glazed windows to side
and rear.

Bedroom One

Double glazed window, fitted
wardrobe and central heating
radiator.

Bedroom Two

Double glazed window, fitted

wardrobe and central heating radiator.

Shower Room

Double glazed frosted window, walk-in shower, low level w.c, wash hand basin and central heating radiator.

OUTSIDE



Rear Garden

Patio area, lawned area access to garage and rear.

Garage

Up and over door and door to garden.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	63		81	(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					



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