



## Offers Over £325,000

### Fallindale Road, Birmingham, B26 3YR

- Extended Semi Detached Home
- Three Bedrooms
- Porch & Hallway
- Utility & Guest W.C
- Lounge & Sun Room
- Re Fitted Kitchen (with built in appliances)
- Family Bathroom & Shower Room
- Driveway
- Rear Garden with Summer House
- Two Rear Garages

## EPC Rating

Current: C  
Potential: B

## Council tax band

Band = C

**\*\* FABULOUS EXTENDED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN SHELDON \*\* THREE BEDROOMS \*\* TWO LARGE GARAGES TO REAR \*\***

This BEAUTIFUL SEMI DETACHED HOME situated on the popular FALLINDALE ROAD, SHELDON, is an ideal family home. CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!

Accessed via a DRIVEWAY leading to a double glazed entrance porch, the property comprises of: Entrance hallway LOUNGE, RE FITTED KITCHEN (with appliances), SUN ROOM, UTILITY and W.C with TWO LARGE GARAGES AND SUMMER HOUSE on the ground floor. To the first floor THREE BEDROOMS, FAMILY BATHROOM AND SHOWER ROOM. Enclosed low maintenance rear garden with SUMMER HOUSE AND ACCESS TO TWO LARGE GARAGE. The property benefits from central heating and double glazing (where specified)

Energy Performance Certificate D

### APPROACH

Access is gain via block paved front garden to:

### Porch

with front door to:

### Hallway

With stairs to first floor and central heating radiator.

### Lounge

Double glazed bay window to front, laminate flooring, spotlights, electric fire and two central heating radiators.

### Sun Room

Double glazed window and double doors to rear, log burner and parquet flooring.

### Kitchen

Double glazed window to rear, fitted with a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob with extractor, built in oven and microwave, tiling to splash prone areas, central heating radiator, central heating boiler and tiled flooring.

Utility

Space and connections for washing machine, space for fridge freezer, tiled flooring and skylight.

W.C

Double glazed window to front and wash hand basin,

FIRST FLOOR

Landing

Double glazed window to side, laminate flooring and central heating radiator

Bedroom

Two double glazed bay window to front, central heating radiator, and wardrobe.

Bedroom

Double glazed window to rear, central heating radiator and laminate flooring,

Bedroom

Double glazed window to rear, laminate flooring and central heating radiator.

Bathroom

Double glazed window to front, Suite comprising w.c, wash hand basin, bath, spotlights and central heating radiator.

Shower Room

Double glazed window to side and shower cubicle with electric shower.

OUTSIDE

Rear Garden

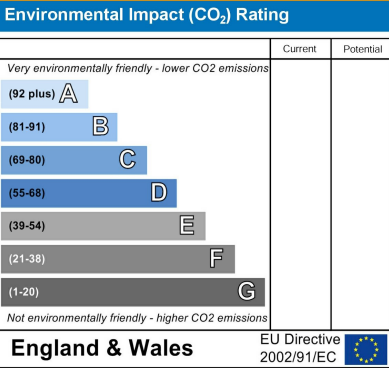
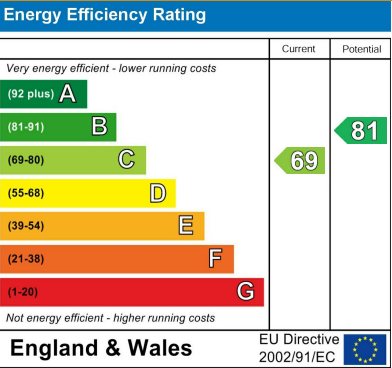
Enclosed with summer house, office, patio area and laid to lawn.

Out Building

Door to front, windows to front and side, electric radiator.

Two Rear Garages

With doors to rear, doors to garden, power and light and being alarmed.







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