

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Warmington Road, Sheldon, B26 3SX  
Offers In The Region Of £325,000



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### Warmington Road, Sheldon, B26 3SX

- Extended Semi Detached Home
- Three Double Bedrooms
- Porch & Hallway
- Through Lounge
- Kitchen
- Family Bathroom
- Driveway & Garage
- Beautiful Rear Garden
- Rear Man Cave / Games Room
- Close to Local Schools, Shops and Transport Links

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = D

**\*\* FABULOUS EXTENDED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN SHELDON \*\* THREE DOUBLE BEDROOMS \*\* GAMES ROOM \*\***

This BEAUTIFUL SEMI DETACHED HOUSE is FULL OF CHARACTER, although the current owners have created a stylish look but don't take my word for it...  
CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!  
The property is situated ON WARMINGTON ROAD, Sheldon, Accessed via a DRIVEWAY leading to a double glazed entrance porch, the property comprises of: Entrance hallway THROUGH LOUNGE, KITCHEN, side passage and GARAGE all on the ground floor. To the first floor THREE DOUBLE BEDROOMS and FOUR PIECE FAMILY BATHROOM.  
Enclosed low maintenance rear garden with REAR GAMES ROOM  
The property benefits from central heating and double glazing (where specified) DRIVEWAY AND GARAGE.

Energy Performance Certificate D

## APPROACH

### Porch

Front door to:

### Hallway

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

### Kitchen

**15'3" x 8'1" (4.65m x 2.46m)**

Double glazed window to rear, central heating radiator, fitted with a range of matching wall base and drawer units with work surface over incorporating sink and drainer with oven, hob and extractor, fridge and dishwasher.

### Lounge/Dining Room

**24'4" x 10'0" (7.42m x 3.05m)**

Double glazed bay window to front and central heating radiator. Double glazed door to rear and central heating radiator.

### Covered Side Passage

**15'9" 4'3" (4.80m x 1.30m)**

With door to garden and door to garage

## FIRST FLOOR



Landing

Loft access and doors off :

Bedroom

10'0" x 10'0" (3.05m x 3.05m)

Double glazed bay window to front and central heating radiator.

Bedroom

11'6" x 9'1" (3.51m x 2.77m)

Double glazed window to rear and central heating radiator.

Bedroom

13'6" x 12'8" (4.11m x 3.86m)

Two double glazed windows to front, double glazed window to rear and central heating radiator.

Bathroom

Double glazed frosted window to rear, suite comprising panelled bath, low level w.c, wash hand basin and walk in shower cubicle.

OUTSIDE

Rear Garden

Enclosed with patio area, lawned area and access to:

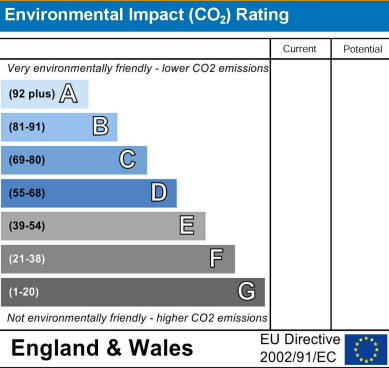
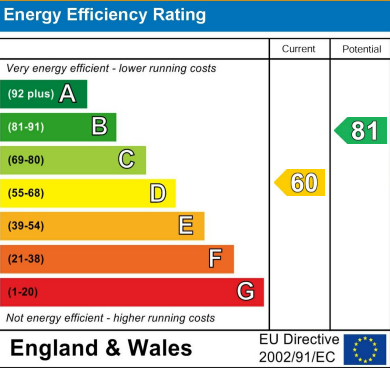
Rear Games Room

20'7" x 12'6" (6.27m x 3.81m)

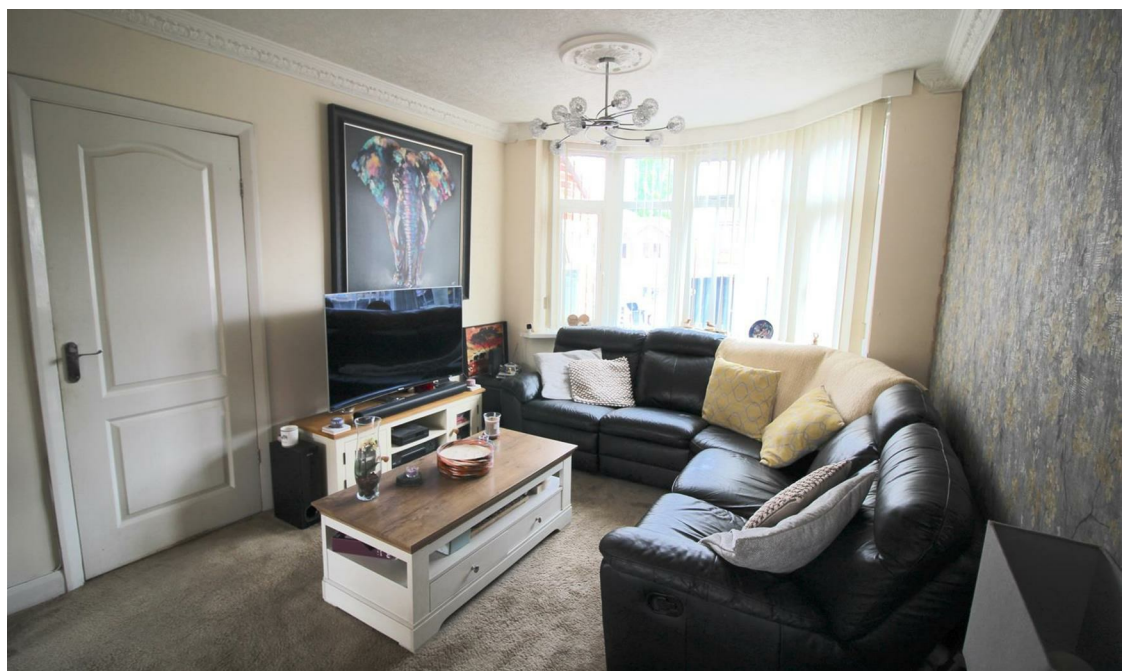
Garage

16'0" x 6'6" (4.88m x 1.98m)

Up and over door to front and door to passage.







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