



## Offers In The Region Of £290,000

### Saxon Avenue, Stechford, Birmingham, B33 8EN

- No Upward Chain
- Modern Semi Detached Home (Still Under the NHBC Guarantee)
- Master Bedroom with En Suite and Wardrobe
- Two Further Bedrooms
- Lounge Overlooking Rear Garden
- Kitchen Diner with Built In Appliances
- Guest W.C & Family Bathroom
- Garage & Gardens
- Still Under NHBC Guarantee
- Ideal Family Home

## EPC Rating

Current: B  
Potential: A

## Council tax band

Band = B

**\*\* FABULOUS MODERN SEMI DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN SHELDON \*\* THREE BEDROOMS \*\* GARAGE \*\* NO UPWARD CHAIN \*\***

**YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!**

This MODERN SEMI DETACHED HOUSE is AN IDEAL FAMILY HOME, with lots to offer 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 Saxon Avenue, Sheldon

Accessed via a pathway with small garden area leading to a double glazed entrance door, the property comprises of: Entrance hallway GUEST W.C, LOUNGE, KITCHEN/DINER WITH APPLIANCES INCLUDED and rear garden all on the ground floor.

First floor comprises of MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE. DOUBLE BEDROOM, SINGLE BEDROOM AND FAMILY BATHROOM.

The property also benefits from central heating and double glazed (both where specified) GARAGE AND DRIVEWAY.

Energy Rating B

### Approach

Access is gained via pathway leading to:

### Hallway

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

### Kitchen Diner

**14'11 x 10'7 (4.55m x 3.23m )**

Double glazed window front, central heating radiator. Fitted with a range of matching wall base and drawer units with work surface over stainless steel sink and drainer, built in oven, hob and extractor with mixer tap over, fridge freezer and dishwasher.

### Lounge

**15'5 x 9'6 (4.70m x 2.90m )**

Double glazed double doors to rear and central heating radiator.

### W.C



W.C

Double glazed frosted window to side, low level w.c and wash hand basin.

FIRST FLOOR

Landing

Airing cupboard and doors off:

Master Bedroom

10'8 x 9'1 (3.25m x 2.77m )

Double glazed window to rear, built in wardrobe and door to:

Ensuite

Double glazed window to side, low level w.c, shower cubicle and wash hand basin.

Bedroom Two

10'4 x 8 (3.15m x 2.44m)

Double glazed window to front and central heating radiator.

Bedroom Three

7'1 x 8'7 (2.16m x 2.62m )

Double glazed window to front and central heating radiator.

Family Bathroom

Double glazed frosted window to side, suite comprising low level w.c, pedestal

wash hand basin, panelled bath and central heating radiator.

OUTSIDE

Rear Garden

Enclosed rear garden with side access, access to garage and mainly laid to lawn

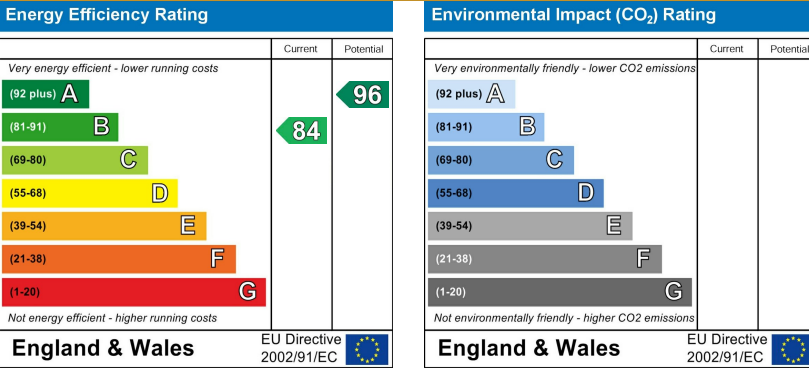
Garage

19'8 x 10 (5.99m x 3.05m)

Up and over door, with door to garden.

ADDITIONAL INFORMATION

The property is Freehold - however there is a service charge of £62 per year





167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
yardley@primestatesuk.com