

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Chaffcombe Road, Sheldon, Birmingham, B26 3YB

£235,000



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**Chaffcombe Road, Sheldon,
Birmingham, B26 3YB**

- Semi Detached House
- Three Bedrooms
- Lounge
- Family Kitchen & Dining Room
- Popular Location
- Rear Garage
- First Floor Bathroom
- Front & Rear Gardens
- Energy Rating E

EPC Rating

Current: E
Potential: C

Council tax band

Band = C

* SEMI DETACHED HOUSE ** THREE BEDROOMS ** POPULAR LOCATION **
360 VIRTUAL TOUR AVAILABLE **

THIS IS A SUPER PROPERTY SITUATED IN A POPULAR LOCATION. BOOK YOUR VIEWING TO SEE WHAT WE MEAN!

Call our YARDLEY OFFICE ON 0121-783-3422 before it is SOLD!!

Accessed via a front garden area and leading to a double glazed entrance door with accommodation comprising of: entrance hall, LOUNGE, FAMILY KITCHEN & DINING ROOM, rear garden and GARAGE to the ground floor with THREE BEDROOMS and BATHROOM to the first floor.

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

Energy Performance Certificate: E

APPROACH

The property is accessed via the public footpath with a dropped kerb leading to:-

Front Garden

A front garden with a brick wall surround, lawn and pathway leading to a double glazed entrance door. A

shared driveway to the side of the property offers access to the rear garage.

Entrance Hall

Staircase to first floor landing. Electric storage heater. A door leading to the ground floor accommodation:-

Lounge

13'10" x 11'5" (4.22m x 3.48m)

Double glazed bay window to the front. Storage heater. Wood effect flooring.

Kitchen & Dining Room

14'9" x 13'8" (4.50m x 4.17m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with taps over. Appliances include an electric hob with electric oven underneath. Understairs storage cupboard. Double glazed windows and door to the rear allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft access. Double glazed window to the side. Doors leading to first floor accommodation:-

Bedroom One

12'3" x 8'2" (3.73m x 2.49m)

Double glazed window to the front and wall mounted storage heater.

Bedroom Two

13'9" x 9'0" (4.19m x 2.74m)

Double glazed window to the rear and wall mounted electric storage heater.

Bedroom Three

8'10" x 6'2" (2.69m x 1.88m)

Double glazed window to the front and wall mounted electric storage heater.

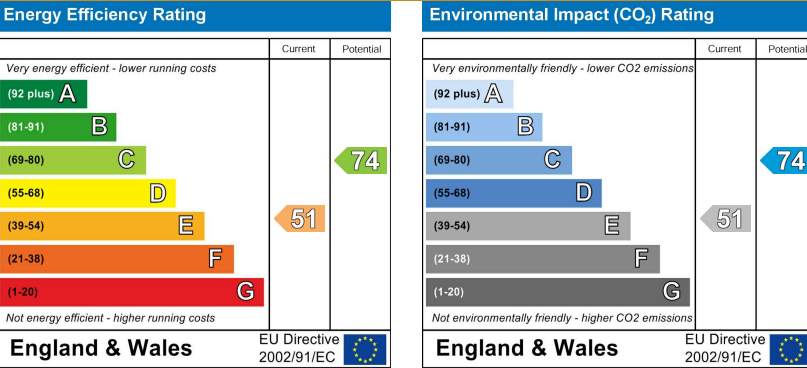
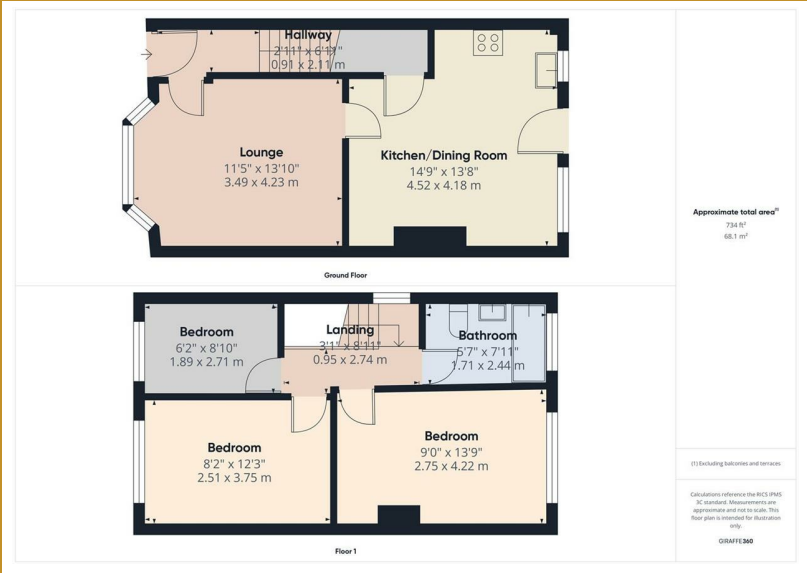
Family Bathroom

Suite comprises of a panelled bath unit with an electric shower over, pedestal wash basin and low flush WC. Part tiling to the walls. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with mature border shrubbery and paved patio area. Timber storage shed.





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