



Coventry Road, Sheldon

Guide Price £279,000





PROPERTY OVERVIEW

Nestled in a superb location with convenient access to the city centre, this well-presented three-bedroom semi-detached property is an ideal choice for first-time buyers or investors seeking a charming residence. Upon entry, you are greeted by an inviting entrance hallway leading to an open plan living/dining room that boasts dual-aspect windows, creating a bright and airy space. The delightful kitchen area features underfloor heating and is equipped with fully integrated appliances, perfect for culinary enthusiasts.

Ascending to the first floor, you will find two generously sized double bedrooms, along with a single bedroom that can serve as a nursery or home office. The recently updated family bathroom, also benefiting from underfloor heating, services all the bedrooms. Outside, the property offers a generously sized rear garden with a large lawn area, providing ample space for outdoor activities. Additionally, a double garage situated at the rear can be conveniently accessed via an access road. This property's combination of modern features and convenient location make it a must-see for discerning buyers.





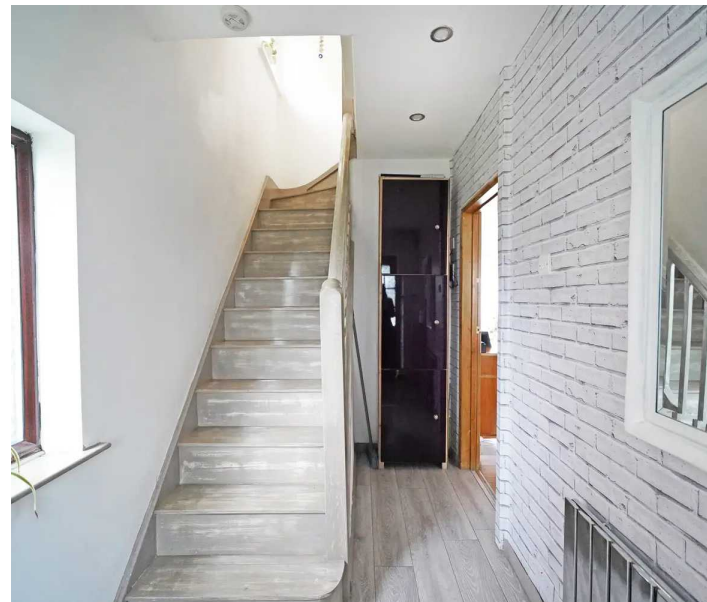
PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham International Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Ideal For First Time Buyers Or Investors
- Easy Access To City Center
- Well Presented Throughout
- Open Plan Living / Dining Room
- Fitted Kitchen With Underfloor Heating
- Two Double Bedrooms & A Single
- Family Bathroom
- Rear Garden & Double Garage





PORCH

ENTRANCE HALLWAY

LIVING / DINING ROOM
27' 11" x 9' 10" (8.52m x 3.00m)

KITCHEN
12' 11" x 5' 5" (3.94m x 1.66m)

FIRST FLOOR

BEDROOM ONE
14' 4" x 9' 10" (4.36m x 3.00m)

BEDROOM TWO
13' 3" x 9' 10" (4.04m x 3.00m)

BEDROOM THREE
8' 1" x 5' 6" (2.46m x 1.68m)

BATHROOM
9' 11" x 5' 5" (3.03m x 1.65m)

TOTAL SQUARE FOOTAGE
Total floor area: 77.0 sq.m. = 829 sq.ft. approx.

OUTSIDE THE PROPERTY

GENEROUSLY SIZED REAR GARDEN

DOUBLE GARAGE





ITEMS INCLUDED IN SALE

Hotpoint integrated oven, Whirlpool integrated hob, extractor, Beco dishwasher, Beco wine cooler, Indesit washing machine, fitted wardrobes in three bedrooms and underfloor heating.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - boarded with ladder and lighting.

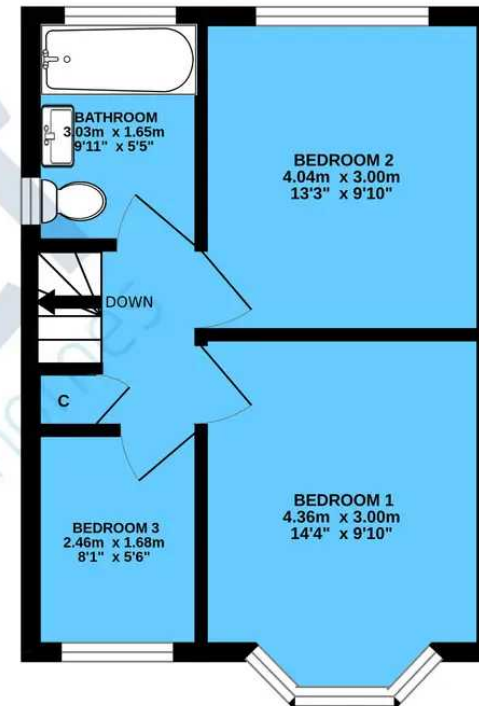
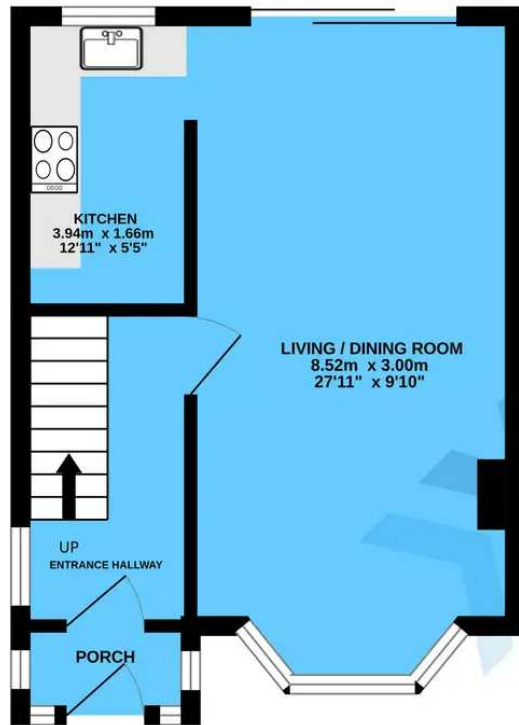
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 77.0 sq.m. (829 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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