



12e Sheldon Hall Avenue, BIRMINGHAM

burchell  
edwards



12e Sheldon Hall Avenue, BIRMINGHAM, B33 0HA

for sale  
**£210,000**



### Property Description

Burchell Edwards are delighted to bring to market this modern-style two bed end terrace home, situated in the Tile Cross area of Birmingham (B33).

The property in brief comprises an entrance hall, fitted kitchen, guest WC, lounge, private rear garden with gated access, two double bedrooms and a family bathroom.

Upon arrival you will discover allocated off-road parking in front of the property and find that the property sits in a superb location near local shops and amenities- as well as great transport links. Ideal for first time buyers or growing families a-like.

Viewings are essential to appreciate of the space and accommodation available.

### Entrance Hallway

Central heating radiator, carpet, under stairs storage cupboard and stairs to first floor accommodation.

### Lounge

12' 9" x 13' 9" ( 3.89m x 4.19m )  
Double glazed window and patio doors to rear elevation, central heating radiator and carpet.

### Guest W.C

W.C, wash hand basin, extractor, central heating radiator and vinyl flooring.

### Kitchen

9' 4" x 7' 5" ( 2.84m x 2.26m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor hood, space and plumbing for washing machine, cupboard housing central heating boiler, vinyl flooring and central heating radiator.

## Landing

Loft access via hatch and carpet.

## Bedroom One

9' 4" x 13' 9" max into recess ( 2.84m x 4.19m max into recess )

Two double glazed windows to front elevation, central heating radiator, carpet and storage cupboard.

## Bedroom Two

10' 2" x 13' 9" ( 3.10m x 4.19m )

Two double glazed windows to rear elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, heated towel rail, extractor and vinyl flooring.

## Parking

One allocated parking space.

## Rear Garden

Lanwed area, patio area, gated side access to frontage, storage shed and fencing to all boundaries.

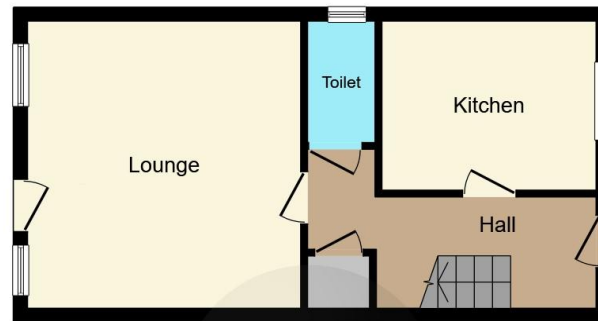




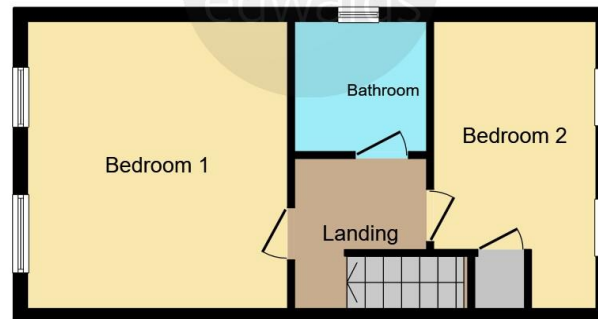








**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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