



Church Road, Sheldon Birmingham





## Property Description

A LITTLE BIT OF HISTORY! This three bedroom DETACHED cottage is just charming and has bags of character! Three GOOD SIZE bedrooms as well as TWO RECEPTION ROOMS this has good space and grounds to extend further ! TWO LARGE DOUBLE GARAGES as well as a workshop this has to be viewed!

## Approach

Gated access with an extensive front lawn with a tiered planter, plants and shrubs to all borders, two up and over doors giving access to the garage, gated side access to rear garden and a block paved L-shaped driveway around front and side of property leading up to:

## Storm Porch

Tiled floor and an obscure double glazed door leading into:

## Entrance Hallway

Wood effect laminate flooring, central heating radiator and doors off to kitchen, lounge and dining room.

## Lounge

13' x 11' 11" ( 3.96m x 3.63m )

Double glazed window to front aspect, central heating radiator and space and connections for an open fire with a mantle over.

## Dining Room

14' into bay x 13' ( 4.27m into bay x 3.96m )

Double glazed bay window to front aspect, central heating radiator and space and connections for a gas fire with a mantle over.

## Kitchen

9' x 16' 4" ( 2.74m x 4.98m )

Double glazed windows to both sides and rear aspects, a range of wall and base units to incorporate a plastic form sink and drainer unit, integrated electric hob and oven and fridge/freezer, space and plumbing for a washing machine, central heating radiator and barn door opening out to:

## Conservatory

9' 6" x 9' 6" ( 2.90m x 2.90m )

Curved conservatory with windows all around, door leading to the garden and tiled flooring.

## Landing

Extensive landing with a double glazed window to front aspect and all doors off to bedrooms and bathroom.

## Bedroom One

11' 11" x 13' into recess ( 3.63m x 3.96m into recess )  
Double glazed window to front aspect and central heating radiator.

## Bedroom Two

13' 1" max x 12' ( 3.99m max x 3.66m )  
Double glazed window to front aspect, cast iron fireplace with surround and mantle over and central heating radiator.

## Bedroom Three

8' 5" x 10' ( 2.57m x 3.05m )  
Double glazed window to side aspect and central heating radiator.

## Bathroom

7' 8" x 7' ( 2.34m x 2.13m )  
Obscure double glazed window to side aspect, a bathroom suite to comprise of a panelled bath, low level flush WC, pedestal hand wash basin, wood effect laminate flooring, tiled to splash prone areas and central heating radiator.

## Garden

An established garden with plants and shrubs to borders and planted beds, paved patio area wrapping around house and leading to lawn, water pump water feature, second tier lawn which has space for a pond and fencing to all boundaries.

## Garage One

4' 10" x 9' 8" ( 1.47m x 2.95m )  
Electric up and over door and workshop area.

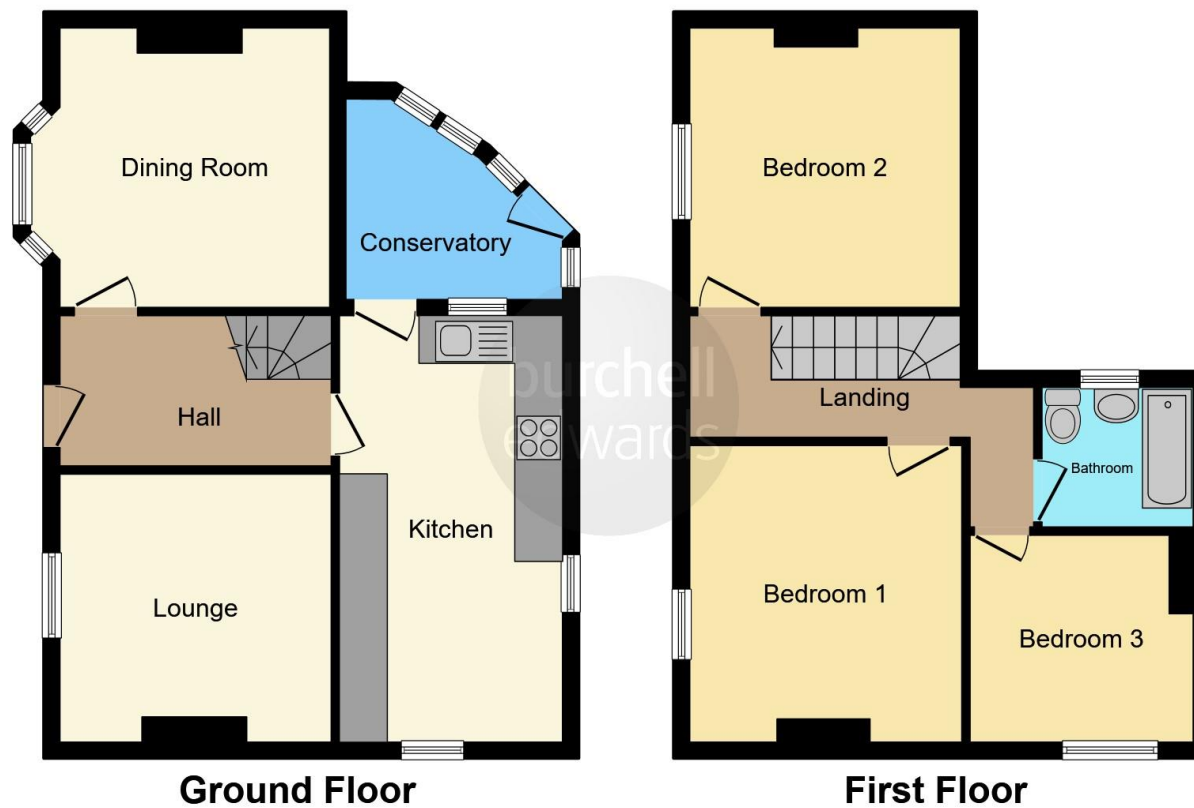
## Garage Two

8' 11" x 18' 5" ( 2.72m x 5.61m )  
Electric up and over door, workshop area, stainless steel sink and an obscure reinforced door giving access to the garden.









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To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Freehold**

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