



Church Road, Sheldon Birmingham





Property Description

****CORNER PROPERTY with POTENTIAL TO EXTEND**** You can **DOUBLE** the size of this property with **PLANNING PERMISSION GRANTED**. In a great location, the property is near to shops, schools and Sheldon country park and, will make a great family home. Call now to view on 0121 742 1725.

Approach

The property has a mainly laid to lawn fore garden with access to the rear garden via a side gate.

Entrance Porch

Having an opaque UPVC double glazed front door with matching side windows and oak veneer door leading to:

Lounge

16' 4" x 14' 3" max (4.98m x 4.34m max)

Having UPVC double glazed window to the front elevation, carpet and laminate floor, stairs to the first floor, central heating radiator and TV point. Opening into:

Kitchen

8' 3" x 14' 3" (2.51m x 4.34m)

UPVC double glazed window to the rear elevation and UPVC double glazed door to the rear elevation, a modern fitted kitchen comprising of range of wall and base units with work surfaces over, a anthracite large bowl sink and drainer with mixer tap over, tiled to splash prone areas, integrated double oven and four ring gas hob with extractor fan over, space and plumbing for washing machine, further appliance space, under stairs storage and herringbone tiled floor.

Landing

Large landing with loft access and an airing cupboard.

Bedroom One

9' 9" x 14' 2" (2.97m x 4.32m)

A large double bedroom having two UPVC double glazed windows to the front elevation, free standing sliding wardrobes and central heating radiator.

Bedroom Two

13' 1" excluding storage x 7' 6" (3.99m excluding storage x 2.29m)

Having UPVC double glazed window to the rear elevation, central heating radiator, storage space and potential to extend into a master bedroom with en-suite with planning permission already granted.

Bathroom

Fitted with a panelled bath, wall mounted floating wash hand basin and WC, fully tiled, central heating radiator, recess spotlights and UPVC double glazed window to the rear elevation.

Rear Garden

Side and rear gated access to a mainly laid to lawn garden with a patio area, fenced and walled boundaries.

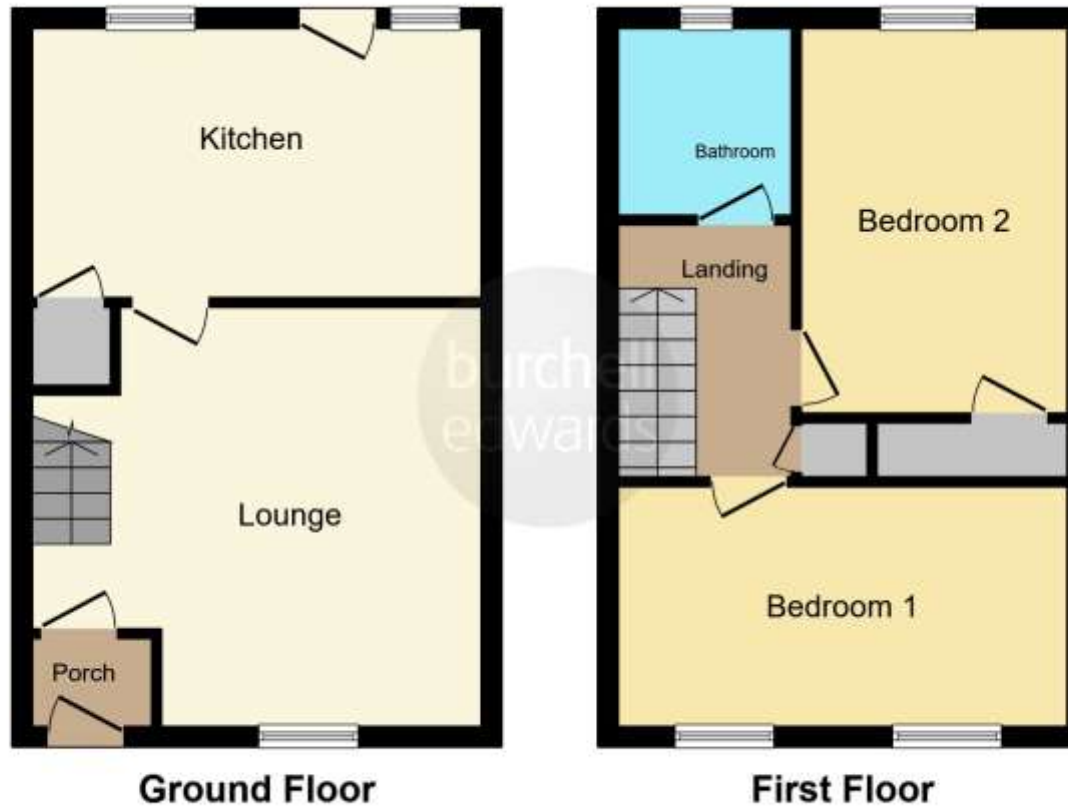
Agents Notes

Stunning modern oak veneer doors fitted throughout the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL207864



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL207864 - 0008