



Sheldon Heath Road, Birmingham







## Property Description

GREAT LOCATION! Three bedroom Semi is in a great location and just perfect for a FIRST TIME BUYER or family to move in and put your own mark on it! TWO RECEPTION ROOMS as well as a good size front & rear garden! Close to transport routes and shops this will not be around long!

## Front Garden

Pathway with fore garden, fencing to side boundaries and side passage with double glazed door giving access to storage.

## Entrance Hallway

Double glazed door to front elevation, double glazed window to side elevation, stairs leading to first floor accommodation, central heating radiator, door to storage cupboard housing meters and doors off to:

## Lounge

14' 4" max x 11' 9" max ( 4.37m max x 3.58m max )  
Double glazed window to front elevation, central heating radiator and door off into:

## Dining Room

7' 5" x 9' 5" ( 2.26m x 2.87m )  
Double glazed window to front elevation, central heating radiator and archway into:

## Kitchen

12' 10" x 7' 9" plus recess ( 3.91m x 2.36m plus recess )

L shaped room. Double glazed window to rear elevation, double glazed door leading to utility, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine and gas cooker. wood effect vinyl flooring, tiling to splash prone areas, central heating radiator and under stairs storage.

## Utility Room

7' x 9' 7" ( 2.13m x 2.92m )

Double glazed window to rear elevation, double glazed door out to garden, double glazed door out to lean-to and tile effect vinyl flooring.

## Lean-To

3' 4" x 13' 3" ( 1.02m x 4.04m )

Double glazed window to front elevation and tile effect vinyl flooring.

## Garden

Paved patio area, plant beds, laid lawn, decking area and fencing to all boundaries.

## Landing

Double glazed window to side elevation, loft access, central heating radiator, airing cupboard and doors off to:

## Bathroom

7' 10" x 4' 11" ( 2.39m x 1.50m )

Double glazed window to rear elevation, white bathroom suite comprising of panelled bath with shower over, W.C, wash hand basin, central heating radiator, wood effect vinyl flooring and tiling to splash prone areas.

## Bedroom One

11' 7" x 12' 6" ( 3.53m x 3.81m )

Two double glazed windows to front elevation, central heating radiator and built in wardrobe.

## Bedroom Two

7' 11" x 12' 6" ( 2.41m x 3.81m )

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

## Bedroom Three

7' 11" x 8' 7" ( 2.41m x 2.62m )

Double glazed window to front elevation and central heating radiator.

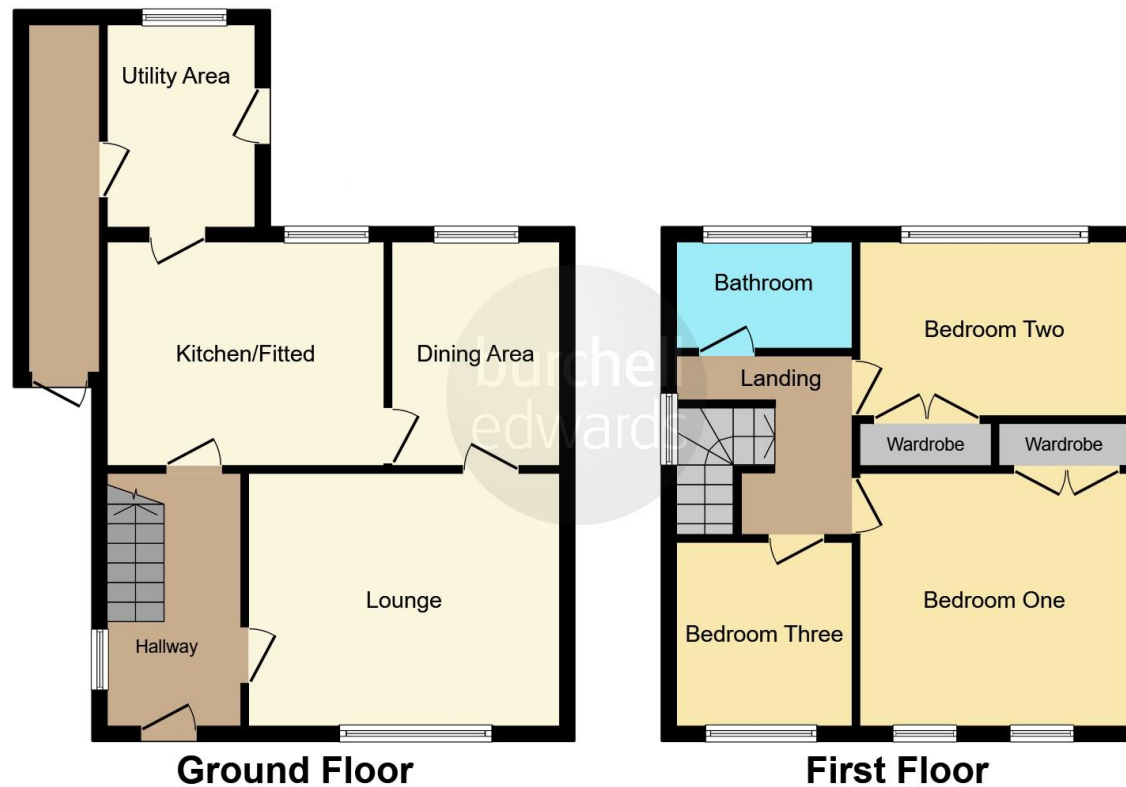












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**EPC Rating: C**

Tenure: Freehold

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