



Common Lane, Sheldon Birmingham





## Property Description

BEAUTIFULLY PRESENTED BUNGALOW IN A PRIME LOCATION. This beautiful TWO bedroom bungalow is in a prime location with excellent access to all amenities. The interior offers fantastic space along with a stunning huge garden and is ready to move straight into, with no onward chain this property is perfect for anyone looking for a DETACHED BUNGALOW or a FAMILY HOME.

## Entrance Porch

Double glazed door to side elevation and door into:

## Lounge

10' 10" max x 13' 7" max ( 3.30m max x 4.14m max )

Double glazed window to side elevation, wooden door to front elevation, electric fire and French doors leading through to:

## Kitchen/ Diner

22' 4" x 13' 11" max ( 6.81m x 4.24m max )

Double glazed windows and double sliding doors to conservatory, a range of fitted wall and based units with work surface over incorporating a sink with drainer unit, space and plumbing for dishwasher, gas Rangemaster double oven, tiling to splash prone areas, central heating radiator and spotlights.

## Utility Room

Double glazed window to side elevation, central heating boiler, tiled flooring with space and plumbing for washing machine.

## Conservatory

11' 9" x 7' ( 3.58m x 2.13m )

Brick built. Double glazed windows to rear and side elevation, double glazed door to rear elevation, double glazed door to side elevation, central heating radiator and double glazed door to garage.

## Bedroom One

11' 2" into wardrobe x 13' 4" into bay ( 3.40m into wardrobe x 4.06m into bay )  
Double glazed bay window to front elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

11' into wardrobes x 11' 6" ( 3.35m into wardrobes x 3.51m )  
Double glazed window to front elevation, fitted wardrobes and central heating radiator.

## Bathroom

Double glazed window to side elevation, wet room style floor, electric shower, wash hand basin, W.C, heated towel rail, extractor fan and tiling to walls and floor.

## Rear Garden

Slabbed patio, laid to lawn, side access, storage sheds, summer house and outside tap.

## Garage

18' 3" x 8' 9" ( 5.56m x 2.67m )  
Up and over door, power, lighting and double glazed door to conservatory.





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)



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**EPC Rating: E**

**Tenure: Freehold**

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