



The Laurels, Sheldon Birmingham





Property Description

An incredible opportunity awaits to own a spacious and meticulously maintained four-bedroom detached home in a highly coveted location. This stunning property features a lounge, kitchen, dining room, family bathroom, downstairs W.C, and garage. The large tandem driveway leads to the garage and front lawn, creating a welcoming entrance. Inside, a hallway guides you to the charming s-shaped lounge-diner, with the dining area flowing seamlessly into the fitted kitchen and garden beyond. Upstairs, four well-proportioned bedrooms and the family bathroom offer comfort and convenience. Situated near the A45 for easy access to shops, amenities, and schools, this home also boasts central heating, double glazing, and a beautifully landscaped rear garden. Don't miss out on this exceptional opportunity - contact Burchell Edwards today to schedule a viewing before it's too late!

Entrance Hallway

Double glazed door to side elevation and central heating radiator.

Lounge Area

12' 2" x 16' 3" (3.71m x 4.95m)
Double glazed window to front elevation, electric fire and central heating radiator.

Dining Area

8' 7" x 10' 11" (2.62m x 3.33m)
Double glazed sliding doors to rear elevation and central heating radiator.

Kitchen

8' 11" x 8' 3" (2.72m x 2.51m)
Double glazed window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob with electric oven, cooker hood, space and plumbing for washing machine, integrated fridge and freezer, tiled flooring, tiling to splash prone areas and central heating radiator.



Landing

Double glazed window to side elevation, loft access, airing cupboard and central heating radiator.

Bedroom One

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

9' 5" x 8' 8" (2.87m x 2.64m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

10' 8" x 8' 5" (3.25m x 2.57m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

9' 5" x 8' 7" (2.87m x 2.62m)

Double glazed window to rear elevation and central heating radiator.

Shower Room

Double glazed window to side elevation, shower cubicle with electric shower, wash hand basin, W.C, spotlights, extractor fan, tiling to walls, tiled flooring, fitted storage units, heated towel rail and spotlights.

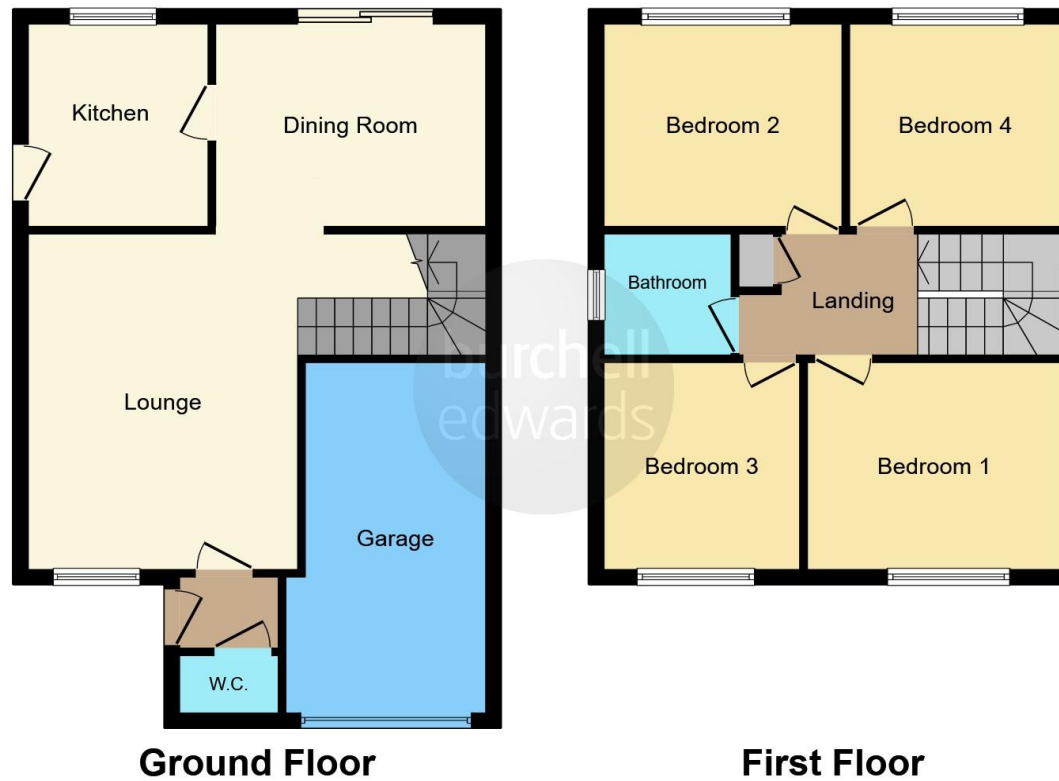
Ground Floor W.C

Double glazed window to side elevation, W.C, wash hand basin and heated towel rail.









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

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EPC Rating: D

Tenure: Freehold

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Property Ref: SHL210069 - 0003