



Sheaf Lane, Birmingham



Sheaf Lane, Birmingham, B26 3EN

for sale offers over
£290,000



Property Description

As you approach the property, you'll immediately notice the newly installed roof, modern garage door, and spacious driveway, providing plenty of parking. Upon entering, you are greeted by an open-plan lounge, dining, and kitchen area that creates a bright and flowing living space, perfect for family life and entertaining. The kitchen provides access to the downstairs shower room, as well as a convenient lean-to and utility area, adding to the practical layout of the home.

Upstairs, the property offers two spacious double bedrooms, a single bedroom perfect for a child or home office, and a well-appointed family bathroom.

The low-maintenance rear garden offers plenty of space for outdoor enjoyment, while the garage with rear access provides further practicality and storage options.

This property, with its modern updates and excellent location, offers a great opportunity for those looking for a comfortable home with convenience and style.

Located just outside of Solihull, Sheaf Lane is situated in a convenient residential location having access to local shops and amenities as well as being within close proximity to Sheldon Country Park and Elmdon Park. The development is on the door steps to Birmingham International Airport, nec, National Exhibition Centre, Resorts World and offers good travel links to Solihull, Birmingham City Centre, the A45 and M42, M1, M5 and M6.

Lounge

31' 6" x 15' 9" (9.60m x 4.80m)

Double glazed bay window to front elevation, double glazed door to rear elevation, air conditioning unit, two central heating radiators and storage.

Kitchen

14' 7" x 6' 3" (4.45m x 1.91m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, tiled flooring and spotlights.

Utility Room

15' 4" x 6' 8" (4.67m x 2.03m)

Fitted storage units.

Landing

Double glazed window to side elevation, loft access via hatch and central heating boiler housed.

Bedroom One

12' 5" x 9' 6" (3.78m x 2.90m)

Double glazed window to rear elevation, central heating radiator.

Bedroom Two

.13' 5" into bay x 9' 9" (4.09m into bay x 2.97m)

Double glazed bay window to front elevation, central heating radiator and spotlights.

Bedroom Three

6' 8" x 5' 7" (2.03m x 1.70m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower, bath, central heating radiator and extractor.

Downstairs Shower Room

W.C, wash hand basin, extractor and shower.

Loft Space

Projector room, fully plastered with spotlights.

Front Garden

Small frontage.

Garage

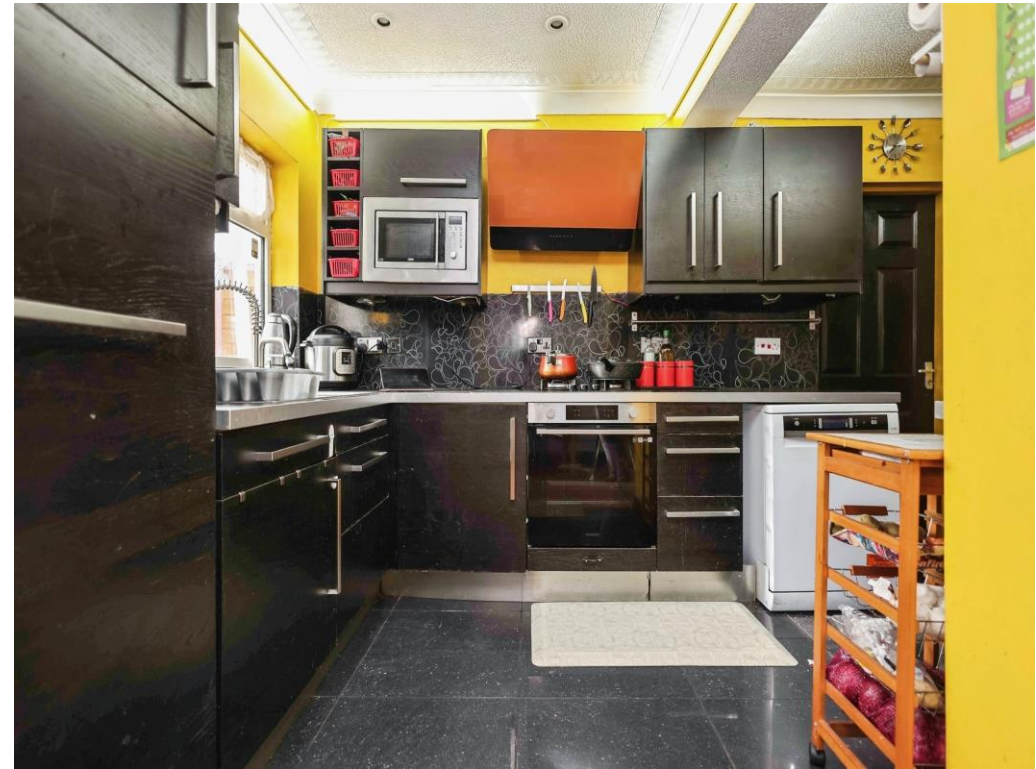
Electric door to front elevation.

Rear Garden

Block paved, rear access and access to garage.

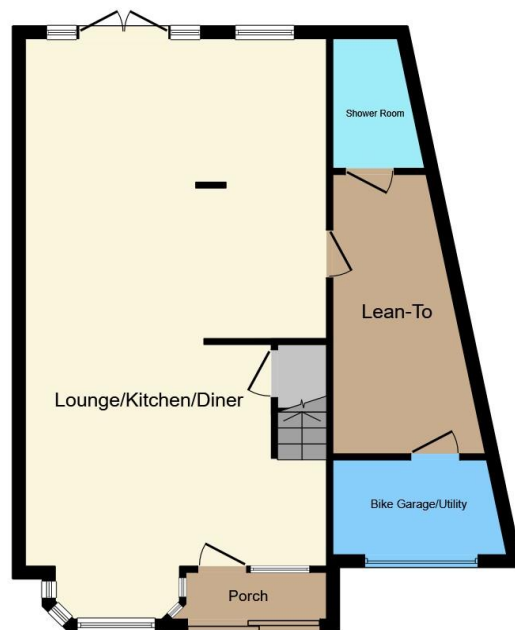
Loft Storage Room

13' 4" x 10' 5" (4.06m x 3.17m)

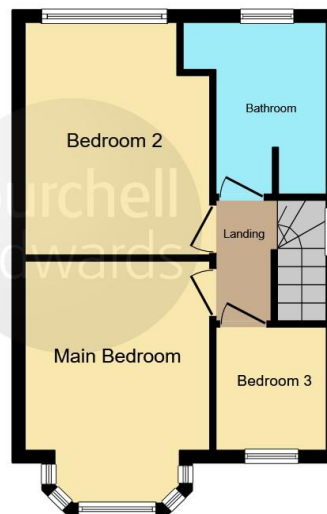




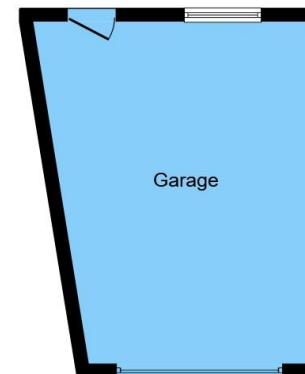




Ground Floor



First Floor



Garage

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 Council Tax
 Band: C

Tenure: Freehold

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