

# Horton & Senate



244 Church Road, Sheldon, Birmingham, West Midlands, B26

£1,050

- Semi Detached Property
- Newly Fitted Double Glazing
- Rear Garden
- Excellent Transport Links
- Convenient Location

# 244 Church Road, Birmingham B26 3YH

A fantastic three bedroom property located in Sheldon, Birmingham close to amenities and transport links.

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Council Tax Band: B



### Approach

The property is approached by a path leading down the front garden to the front door. There is a gate providing access to the rear garden.

### Ground floor

#### Entrance hall

Stairs leading to the first floor landing, a central heating radiator and doors to the ground floor rooms

#### Lounge

There is a double glazed bay window to the front elevation, a feature fireplace, central heating radiator and space for a dining table

#### Kitchen

There is a range of wall and floor base unit with tiling to splash prone areas, and double glazed window to the rear, space for a freestanding oven and plumbing for a washing machine.

### First floor

#### Landing

Doors leading to the first floor rooms and access to the loft

#### Bedroom one

A double bedroom with a double glazed window to the front, a central heating radiator and space for wardrobes

#### Bedroom two

Another double bedroom with a double glazed window to the rear, a central heating radiator and space for wardrobes

#### Bedroom three

A single bedroom with a double glazed window and central heating radiator

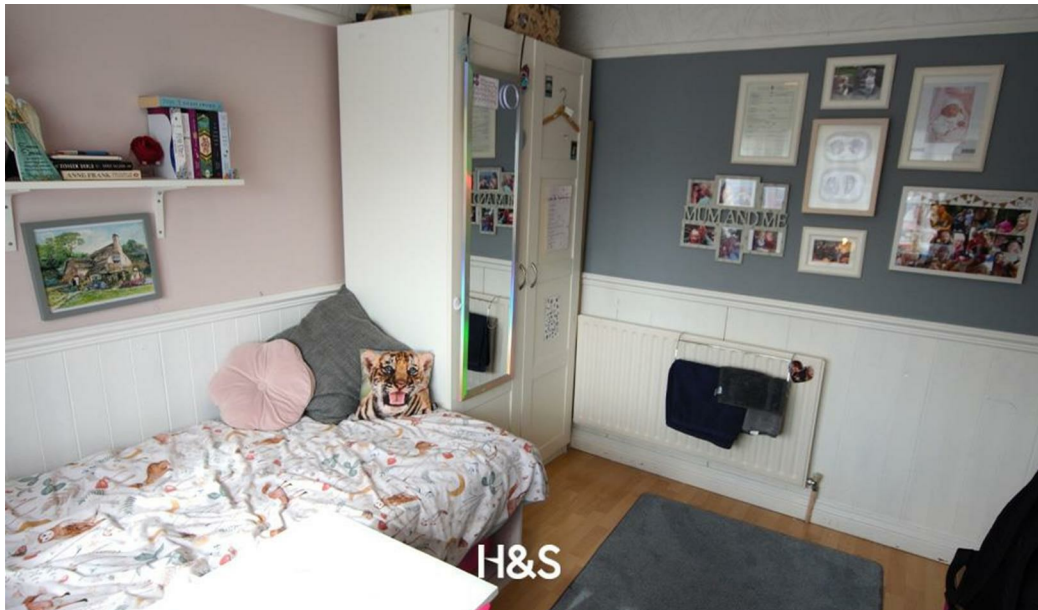
#### Bathroom

The suite comprises of a panelled bath with shower over, a sink, a WC, tiling to the walls and a double glazed window

#### Outside

A large private rear garden having a slabbed patio area leading to a lawn with a further raised patio area to the rear, there is fencing to boundaries and a gate providing access to the front of the property .





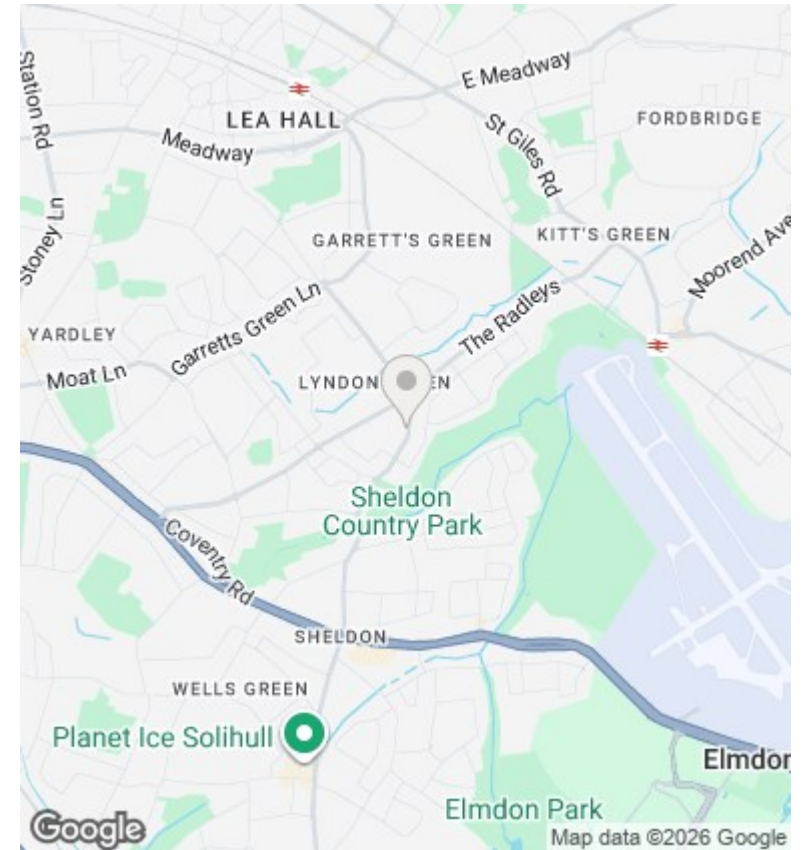
## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	