Ruxton
Independent Estate Agents

Larne Road, Sheldon, Birmingham, B26 2NP

REASSURINGLY LOCAL

Asking Price Of **£230,000**





Two Bedroom

End-Terraced Property

- End-Terrace
- Two-Bedrooms
- Lounge/Diner
- Downstairs W/C
- Driveway
- Private Rear Garden

A fantastic opportunity to acquire this well-presented two-bedroom end-terrace property, ideally situated on Larne Road in the popular area of Sheldon. The property offers well-proportioned accommodation, making it an ideal purchase for first-time buyers, couples or investors alike. Early viewing is highly recommended to fully appreciate what this property has to offer.

Birmingham is a major city and metropolitan borough of the West Midlands, England lying on the River Rea, a small river that runs through Birmingham. The city is a major international commercial centre and an important transport, retail, events and conference hub. It has six universities making it the largest centre of higher education in the country outside London. Birmingham's major cultural institutions – including the City of Birmingham Symphony Orchestra, the Birmingham Royal Ballet, the Birmingham Repertory Theatre, the Library of Birmingham and the Barber Institute of Fine Arts – enjoy international reputations, and the city has vibrant and influential grassroots in art, music, literary and culinary scenes. Birmingham is the fourth-most visited city in the UK by foreign visitors.





ENTRANCE HALL
Laminate wood flooring and side aspect window, cupboard for utilities and open under stairs area.

LOUNGE/DINER
Spacious and light room with a feature stone fireplace / gas coal effect fire and French doors to the garden.

KITCHEN
Modern white gloss kitchen with contrasting red splashbacks, built in Indesit cooker and microwave.

UTILITY ROOM
Door to front aspect, fridge freezer together with worktop area sink and cupboards and space for the washing machine.

DOWNSTAIRS WC
WC and vanity unit.

BATHROOM
Electric shower over bath, vanity and WC with tiled floor.

BEDROOM ONE
Spacious bright room looking out onto the back garden.

BEDROOM TWO
Good size double bedroom facing front of the property with a large storage cupboard housing the gas boiler.

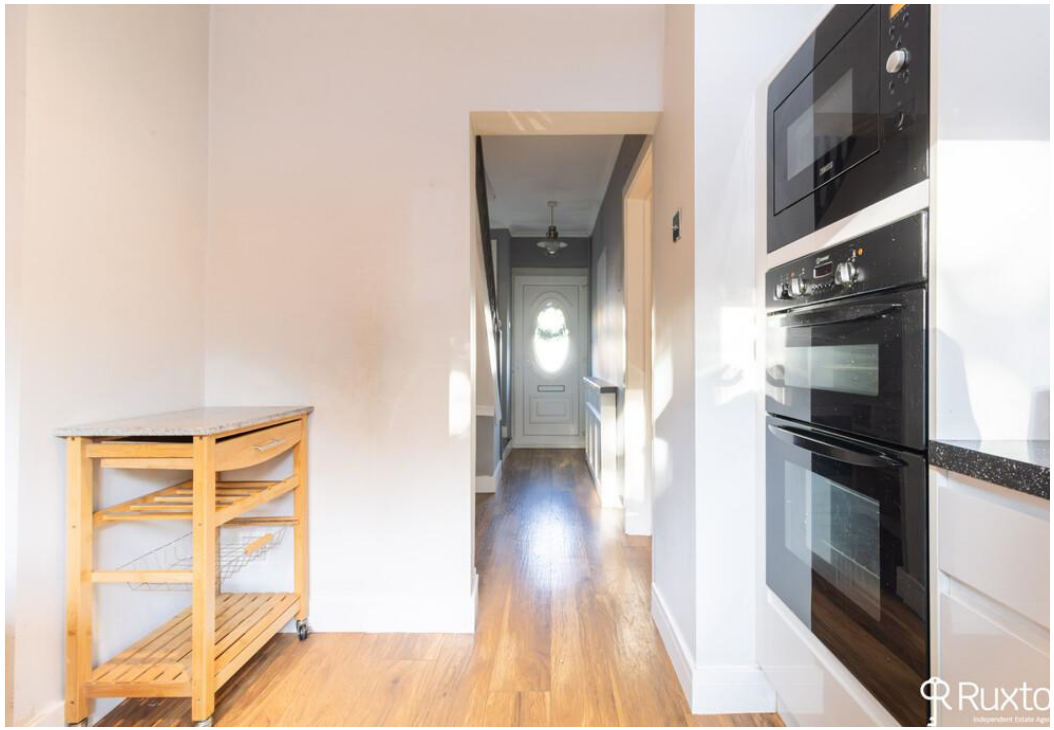
GARDEN
Beautiful, mature garden with some feature shrubbery. Painted wooden decking with steps up to the lawn area.

DRIVEWAY
Block paved front driveway with space for two vehicles.











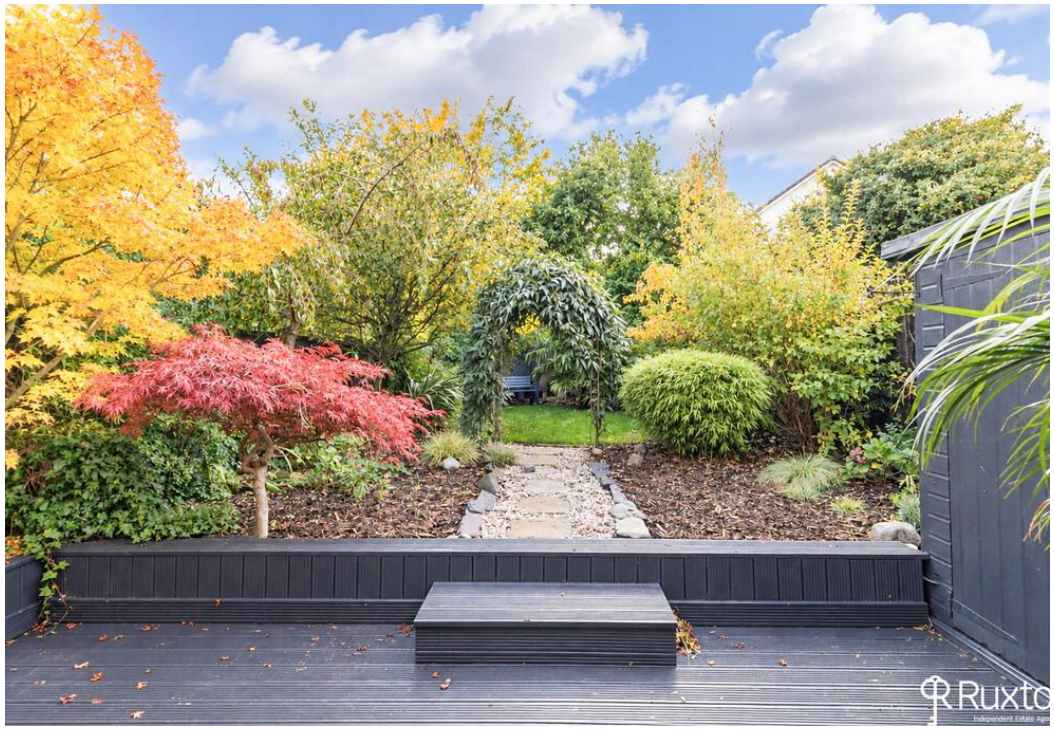




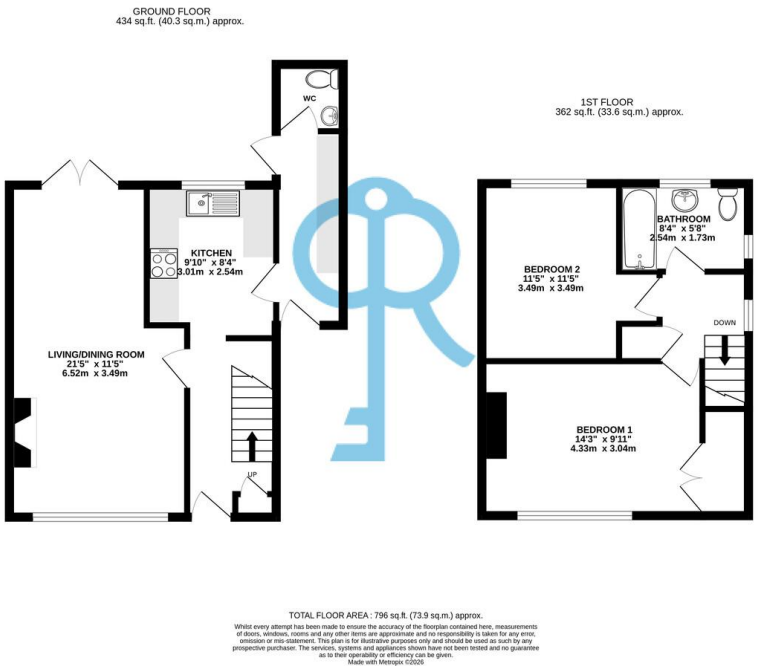








Floor Layout



Tenure

We have been advised by the seller that the property is Freehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

Total approx. floor area 434 sq. ft.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



The graph shows this property's current and potential energy rating.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements