



The Smithy

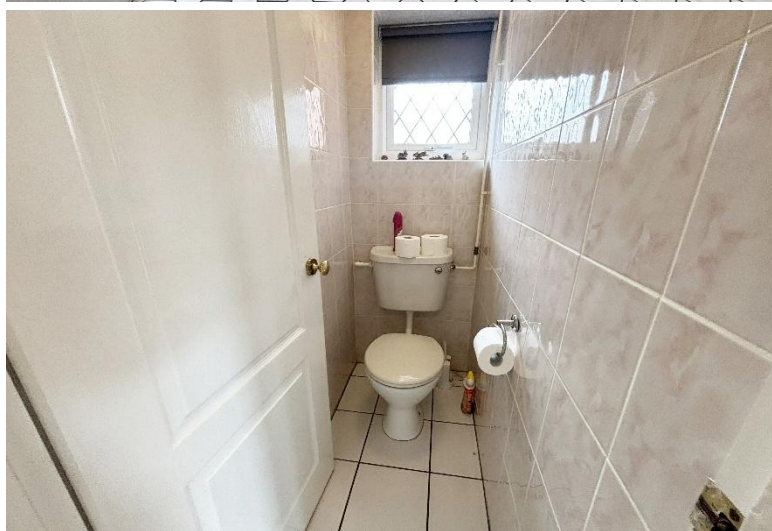
Sheldon, Birmingham

- A Well Presented Four Bedroom Family Home
- Modern Breakfast Kitchen and Spacious Lounge
- South/Westerly Facing Rear Garden
- No Upward Chain

Offers Over £350,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A well presented detached family home situated in a discreet cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner, modern breakfast kitchen, conservatory, guest W.C, four good size bedrooms, modern family shower room, private South/Westerly facing rear garden, garage and driveway parking



Rooms & Measurements

Spacious Lounge/Diner 6.78m x 3.43m (22'3" x 11'3")

Modern Breakfast Kitchen to Rear 3.91m x 2.36m (12'10" x 7'9")

Conservatory 3.12m x 2.9m (10'3" x 9'6")

Bedroom One to Front 3.61m x 3.51m (11'10" x 11'6")

Bedroom Two to Front 3.02m x 2.95m (9'11" x 9'8")

Bedroom Three to Rear 2.59m x 1.98m plus wardrobes (8'6" x 6'6" plus wardrobes)

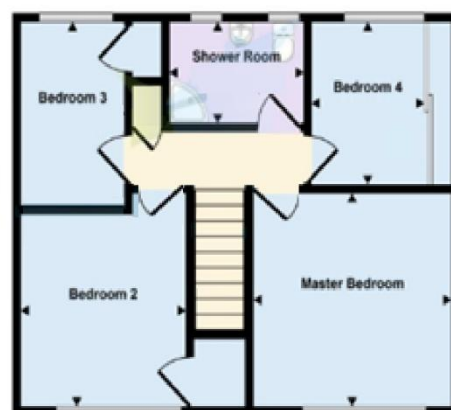
Bedroom Four to Rear 2.95m x 1.83m (9'8" x 6'0")

Modern Family Shower Room 2.36m x 1.6m (7'9" x 5'3")

Garage 5.31m x 2.31m (17'5" x 7'7")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.