



Sheaf Lane, Birmingham

burchell  
edwards



# Sheaf Lane, Birmingham, B26 3EJ

for sale offers over  
**£240,000**



## Property Description

A traditional style, extended, three bedroom semi-detached property, situated within walking distance of shops and amenities. Accommodation comprises entrance hallway, lounge, dining room, fitted extended kitchen. First floor has three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating, rear garden, no upward chain, and parking in rear garden. A great first time buy, or investment purchase with tenants in situ,

## Approach

Pathway leading to double glazed door into:

## Entrance Hallway

Double glazed window to front elevation, central heating radiator, stairs to first floor accommodation, built in under stairs storage cupboard and all doors off to:

## Kitchen

5' 4" min x 16' 3" ( 1.63m min x 4.95m )

Double glazed window and door to side elevation, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, built in hob with extractor, space and plumbing for washing machine, space for other appliances, tiling to splash prone areas, central heating radiator.

## Dining Room

12' 5" into recess x 9' 11" ( 3.78m into recess x 3.02m )

Double glazed double opening doors to rear elevation, wood effect laminate flooring and central heating radiator.

## Lounge

13' 5" into bay x 9' 11" into recess ( 4.09m into bay x 3.02m into recess )

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



## Landing

Double glazed window to side elevation, loft access via hatch and all doors off to:

## Bedroom One

9' 11" into recess x 13' 2" ( 3.02m into recess x 4.01m )

Double glazed window to front elevation, central heating radiator and ceiling light with fan.

## Bedroom Two

9' 11" into recess x 12' 6" ( 3.02m into recess x 3.81m )

Double glazed window to rear elevation, central heating radiator.

## Bedroom Three

5' 8" x 6' 8" ( 1.73m x 2.03m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, panelled bath, low level flush W.C, wash hand basin with vanity unit, tiling to splash prone areas, central heating radiator, heated towel rail, tiled flooring.

## Rear Garden

Double opening gates to rear leading to off road parking, gate to side, security lighting, paved patio area, outside tap.

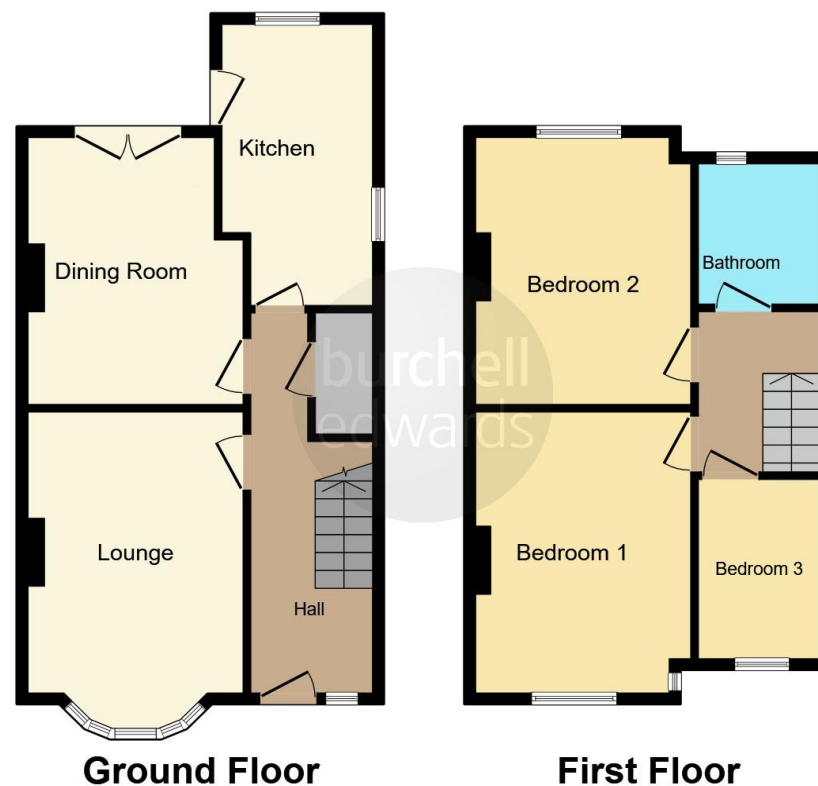












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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