



smarthomes

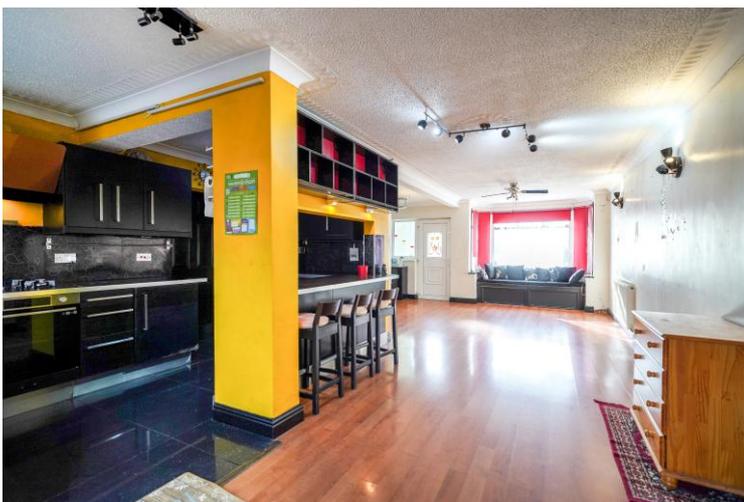
Sheaf Lane

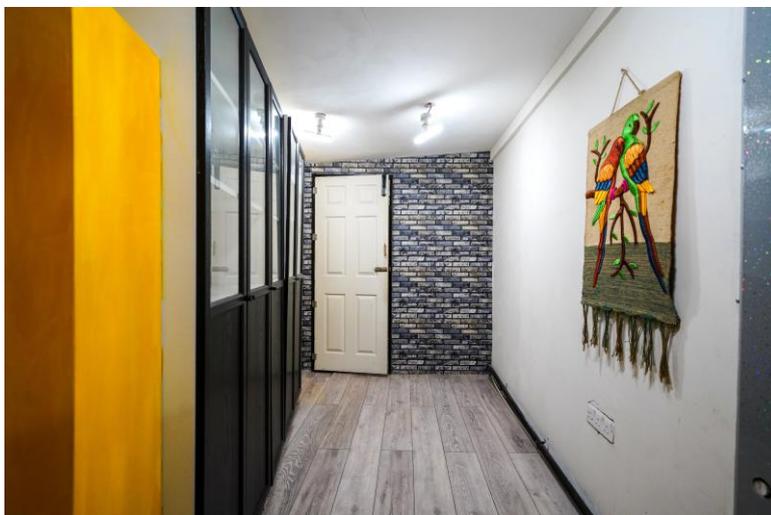
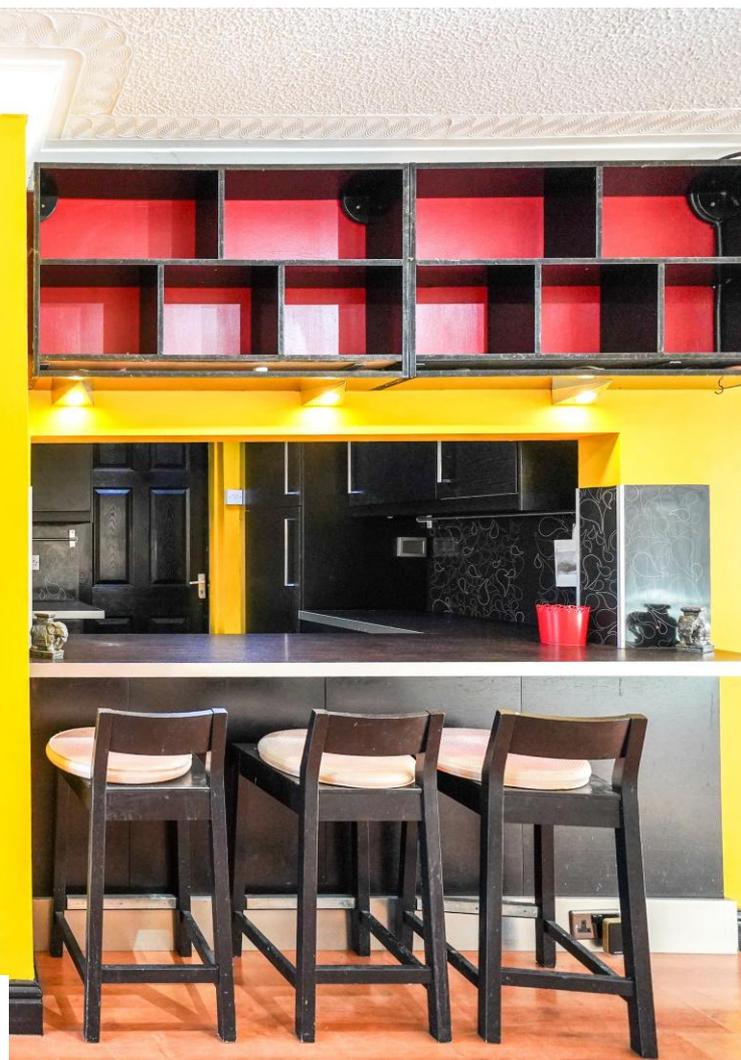
Sheldon, Birmingham

- An Extended Three Bedroom Semi-Detached Family Home
- Open Plan Lounge/Kitchen/Diner & Ground Floor Shower Room
- Low Maintenance Rear Garden & Large Rear Garage
- Versatile Useable Loft Space & No Upward Chain

£295,000

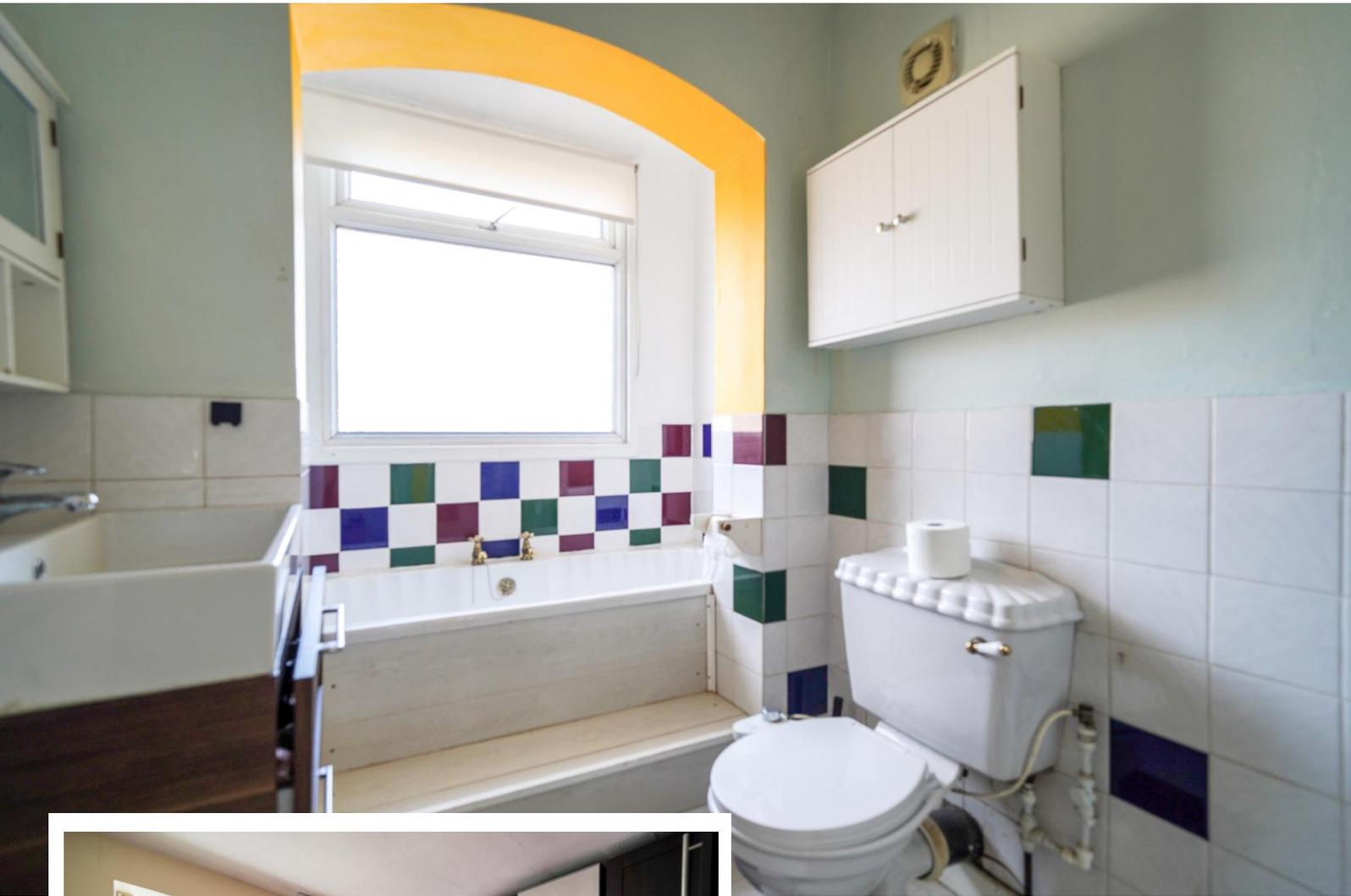
Current EPC Rating - D
Current Council Tax Band - C





Property Description

An extended semi-detached family home situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising an extended open plan lounge/kitchen/diner, ground floor shower room, office/utility space & garage store, three bedrooms, family bathroom, versatile loft space, low maintenance rear garden, large rear garage and ample driveway parking



Rooms & Measurements

Extended Open Plan Lounge/Kitchen/Diner 9.68m max x 4.85m max (31'9" max x 15'11" max)

Office/Utility Space 4.78m max x 2.13m max (15'8" max x 7'0" max)

Modern Shower Room 2.13m max x 1.12m max (7'0" max x 3'8" max)

Bedroom One to Front 4.11m x 3.02m (13'6" x 9'11")

Bedroom Two to Rear 3.84m x 2.95m (12'7" x 9'8")

Bedroom Three to Front 2.08m x 1.75m (6'10" x 5'9")

Family Bathroom to Rear 3.2m x 1.83m (10'6" x 6'0")

Versatile Loft Space 4.37m x 4.17m (14'4" x 13'8")

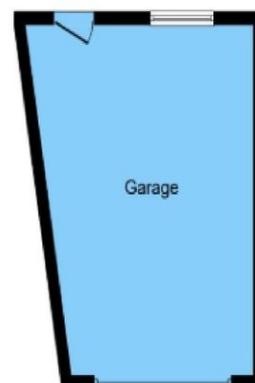
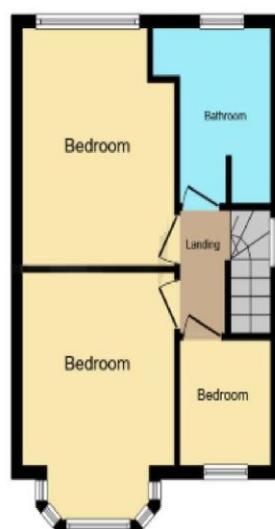
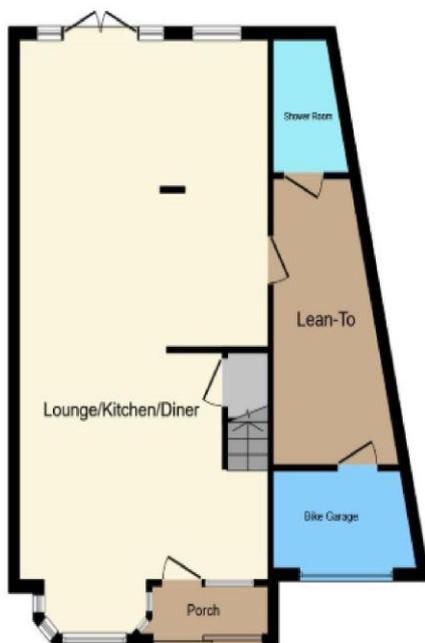
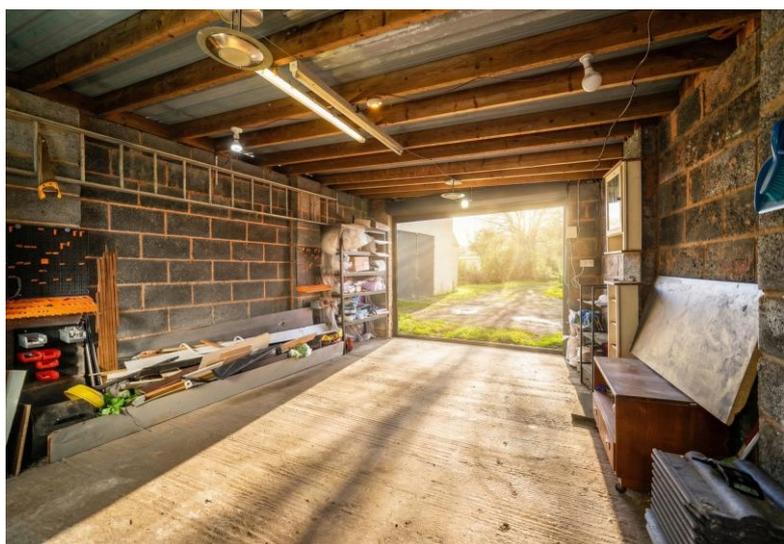
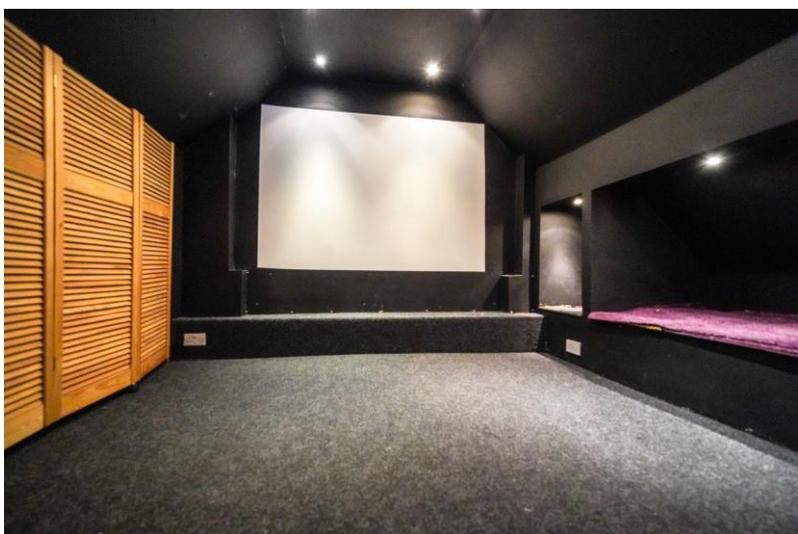
Large Rear Garage 5.72m x 4.27m max (18'9" x 14'0" max)

Front Garage Store 2.44m x 1.63m (8'0" x 5'4")

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 – C



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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.