

Cottons

CHARTERED SURVEYORS

22 Leys Wood Croft, Sheldon,
Birmingham, B26 3BT

£220,000



- Two Double Bedrooms
- Gas Fired Central Heating
- EPC (Commissioned 30/07/26)
- UPVC double Glazed Windows
- Driveway allowing for Off Road Parking
- Side Lean to

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A fantastic opportunity to purchase this End terrace property situated in a cul-de-sac in a popular residential location in Sheldon. The property is approached via a front garden and driveway allowing for off road parking for numerous vehicles and boasts a through lounge / dining room, kitchen, lean to, 2 double bedrooms, first floor Shower room, double glazing, gas central heating system and a lovely rear garden. EPC Commissioned 30/07/2026

Property Tenure
Freehold

Council Tax Band
B

Fixtures and Fittings
All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Ground Floor

Entrance Hallway

Through Lounge 22' 2" x 11' 6" (6.75m x 3.51m)
Having Upvc double glazed window to front and rear, central heating radiator x 2.

Kitchen 9' 7" x 8' 3" (2.92m x 2.51m)
Having Upvc double glazed window to rear, range of matching wall and base units, built in oven and hob, central heating combination boiler.

Side Lean to 16' 4" x 4' 1" (4.98m x 1.24m)
With separate entrance to both front and rear, plumbing for washing machine.

First Floor
Landing with doors off to

Bedroom 1 9' 11" x 14' 9" (3.03m x 4.49m)
Having Upvc double glazed window to front, central heating radiator.

Bedroom 2 11' 5" x 9' 2" (3.47m x 2.80m)
Having Upvc double glazed window to rear, central heating radiator.

Shower Room 5' 6" x 4' 11" (1.67m x 1.51m)
Having Upvc double glazed window to rear, shower and wash basin.

WC 5' 6" x 2' 8" (1.68m x 0.81m)
Having Upvc double glazed window to side, low level WC.

Outside
Front: Garden and driveway allowing for off road parking for numerous vehicles
Rear: Patio area and lawned garden



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