



**Gillman Close**

Sheldon, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Spacious Kitchen Diner & Family Lounge
- Private Rear Garden
- Large Block Paved Driveway

**£430,000**

Current EPC Rating - D  
Current Council Tax Band - D







## Property Description

A well presented detached family home situated in a most convenient cul-de-sac location. The property benefits from no upward chain, under floor heating throughout and offers accommodation comprising a spacious lounge, large conservatory, spacious kitchen/diner, guest W.C, three good size bedrooms, en-suite shower room, family bathroom, rear garden and driveway parking





## Rooms & Measurements

Spacious Lounge 4.37m x 3.28m (14'4" x 10'9")

Large Conservatory 6.91m max x 3.89m max (22'8" max x 12'9" max)

Spacious Kitchen/Diner 6.88m max x 3.35m (22'7" max x 11'0")

Bedroom One 3.05m x 2.64m (10'0" x 8'8")

En-Suite Shower Room 2.29m x 1.27m (7'6" x 4'2")

Dual Aspect Bedroom Two 3.43m x 3.35m (11'3" x 11'0")

Dual Aspect Bedroom Three 3.23m x 2.31m (10'7" x 7'7")

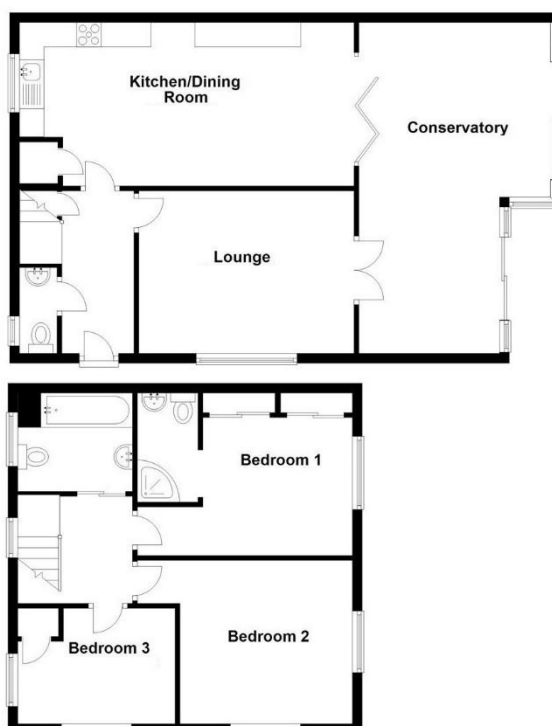
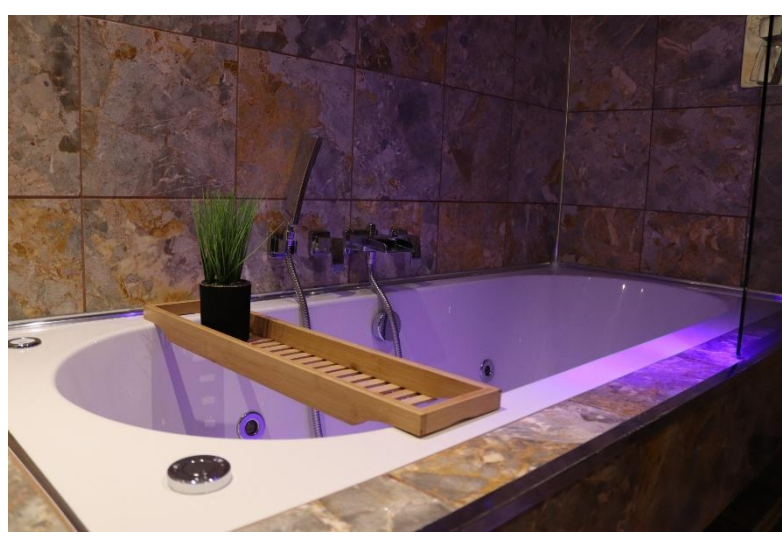
Family Bathroom 2.21m x 1.91m (7'3" x 6'3")

Versatile Loft Space 4.01m x 3.4m (13'2" x 11'2")

### 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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