

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Coventry Road, Sheldon, Birmingham, B26 3PP

£345,000



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**Coventry Road, Sheldon,  
Birmingham, B26 3PP**

## EPC Rating

Current:  
Potential:

## Council tax band

Band = D

\*\*\* SEMI DETACHED FAMILY HOME \*\*\*  
EXTENDED FAMILY RESIDENCE \* FOUR  
GENEROUS BEDROOMS \*\* CLOSE TO ALL  
LOCAL AMENITIES \*\*\* LARGE REAR GARDEN  
\*\*

ONLINE 360 TOUR AVAILABLE NOW!!

THIS DECEPTIVELY SPACIOUS HOME  
OFFERS PLENTY OF LIVING SPACE!  
AN IDEAL PROPERTY READY FOR ANY  
GROWING FAMILY!  
CALL OUR YARDLEY OFFICE ON 0121-783-  
3422 TO ARRANGE A VIEWING.

The property is accessed via a DRIVEWAY  
providing parking for your vehicles and a  
front garden area FRONT GARDEN leading  
to an entrance porch with accommodation  
comprising:- entrance hallway, FRONT  
RECEPTION ROOM, EXTENDED LOUNGE,  
GUEST W.C,STORAGE ROOM, KITCHEN &  
DINING AREA with a GENEROUS REAR  
GARDEN to the ground floor. To the first  
floor there are FOUR AMPLE BEDROOMS,  
MODERN BATHROOM and SEPARATE  
SHOWER ROOM.

The property benefits from central heating  
and double glazing both where specified.

Energy Rating Performance ; Awaiting

### APPROACH

The property is accessed via a dropped kerb  
and leading to:-

### Driveway/Front Garden

A driveway providing parking for multiple  
vehicles with a brick wall to the front. A  
small garden area with mature border  
shrubbery and leading to a double glazed  
entrance porch.

### Entrance Porch

Double glazed sliding doors and a double  
glazed window to the side allowing access  
to an additional entrance door into:-

### Entrance Hall

Stairs to first floor landing. Radiator.  
Obscure double glazed windows to the  
front. Storage cupboard. Doors giving access  
to ground floor accommodation:-

### Front Reception Room

**12'11" x 11'10" (3.94m x 3.61m)**

Double glazed bay window to the front and  
radiator. Wood effect flooring.

### Family Lounge

**19'3" x 18'2" (5.87m x 5.54m)**

Double glazed bow windows to the rear  
and radiators.

### Kitchen & Dining Area

**19'8" x 8'0" (5.99m x 2.44m)**

A range of wall and base units with work  
services over incorporating a stainless steel,  
sink and drainer unit with mixer tap over.  
Electric cooker point with an extractor  
canopy over. Part tiling to the walls and  
tiling to the floor area. Radiator. Ceiling

spotlights. Plumbing for the washing machine. Double glazed window to the rear and door to the side allowing access to the garden.

Storage Room

Metal doors to the front giving access to/from the front of the property. Power and lighting.

Separate W.C

Suite comprises of a low-level WC and wash basin. Radiator. Part tiling to the walls.

FIRST FLOOR

Landing

Ceiling loft hatch. Double glazed window to the front. Radiator. Doors giving access to first floor accommodation:-

Bedroom One

13'7" x 11'10" (4.14m x 3.61m)

Double glazed bay window to the front and radiator.

Bedroom Two

11'9" x 11'5" (3.58m x 3.48m)

Double glazed window to the rear and radiator.

Bedroom Three

11'4" x 8'1" (3.45m x 2.46m)

Double glazed window to the front and radiator.

Bedroom Four

18'8" x 8'0" (5.69m x 2.44m)

Double glazed window to the rear and radiator.

Family Bathroom

7'4" x 6'9" (2.24m x 2.06m)

Suite comprises of a separate shower cubicle with a boiler shower over, freestanding bath with feature tap shower over, pedestal wash basin and low flush WC. Part tiling to the walls and tiled flooring. Ceiling spotlights. Obscure double glazed window to the rear. Heated towel rail.

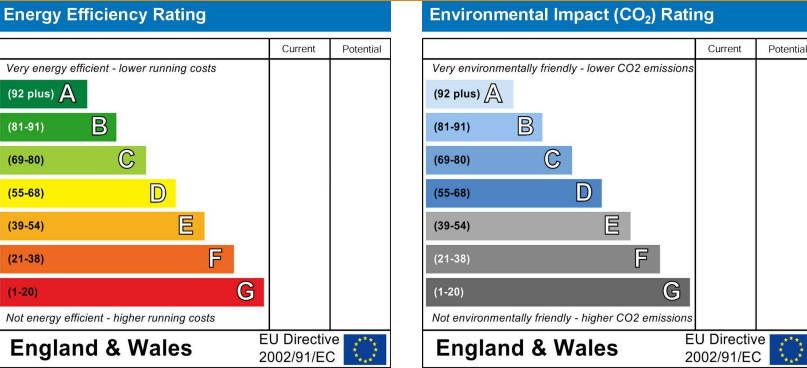
Shower Room

Suite comprises of a separate shower cubicle with electric shower over and wash basin with storage underneath. Radiator. Part tiling to the walls.

OUTSIDE

Rear Family Garden

Timber fence perimeter. This family rear garden is is mainly laid to lawn with a patio area. Mature shrubbery borders and trees. Timber storage shed. Outside tap point.





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