



£220,000

**Sheldon Heath Road, Sheldon,
Birmingham, West Midlands, B26
2UA**

- End Terrace House
- Two Generous Bedrooms
- Lounge
- Kitchen & Dining Room
- Driveway & Side Garage
- Conservatory
- No Upward Chain
- First Floor Bathroom
- Front & Rear Gardens
- Energy Rate Awaiting

EPC Rating

Current:

Potential:

Council tax band

Band = B

* IDEAL FIRST TIME BUYER/INVESTOR
PROPERTY * TWO BEDROOMS *
DRIVEWAY** CONSERVATORY ** 360
VIRTUAL TOUR AVAILABLE **

THIS IS A SPACIOUS PROPERTY THAT
IS BIGGER THAN IT LOOKS!! BOOK
YOUR VIEWING TO SEE WHAT WE
MEAN!

Call our YARDLEY OFFICE ON 0121-783-
3422 before it is SOLD!!

Accessed via a DRIVEWAY providing
parking for two vehicles with front
garden area and SIDE GARAGE..this
END OF TERRACE HOUSE consists of:
entrance porch, hall, LOUNGE, FAMILY
KITCHEN & DINING ROOM,
CONSERVATORY, rear garden and
GARAGE to the ground floor with TWO
GENEROUS BEDROOMS and
BATHROOM to the first floor.

The property benefits from central
heating and double glazing both
where specified and is offered with NO
UPWARD CHAIN.

Energy Performance Certificate:
Awaiting

APPROACH

** DRAFT DETAILS AWAITING
VERIFICATION FROM OUR VENDOR **
The property is accessed via a dropped
kerb and leading to.

DRIVEWAY/FRONT GARDEN

A DRIVEWAY providing parking for
two vehicles along with a small garden
area with a brick and timber fenced
perimeter and SIDE GARAGE leading
to a double glazed entrance porch:-

Entrance Porch

Double glazed sliding door to the front
allowing access to a further double
glazed entrance door.

Entrance Hall

Staircase to first floor landing. Storage
cupboard. Tiled flooring. Doors giving
access to ground floor
accommodation:-

Lounge

Double glazed window to the front
and radiator. Brick fire surround.

Kitchen & Dining Room

A range of wall and base units with
work surfaces over incorporating a
stainless steel, sink and drainer unit
with mixer tap over. Electric double
oven and separate gas hob. Plumbing
for a washing machine. Part tiling to
the walls and tiled flooring. Radiator.
Double glazed window to the rear and
double glazed sliding doors to the rear
allowing access to the conservatory.

Conservatory

Double glazed windows to the rear and side along with a double glazed door allowing access to the rear garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Doors leading to first floor accommodation:-

Bedroom One

Double glazed windows to the front and radiator. Storage area.

Bedroom Two

Double glazed window to the rear and radiator. Storage wardrobe.

Bathroom

Suite comprises of a panelled bath unit with an electric shower over, wash basin and low flush WC. Heated towel rail. Part tiling to the walls. Obscure double glazed windows to the rear.

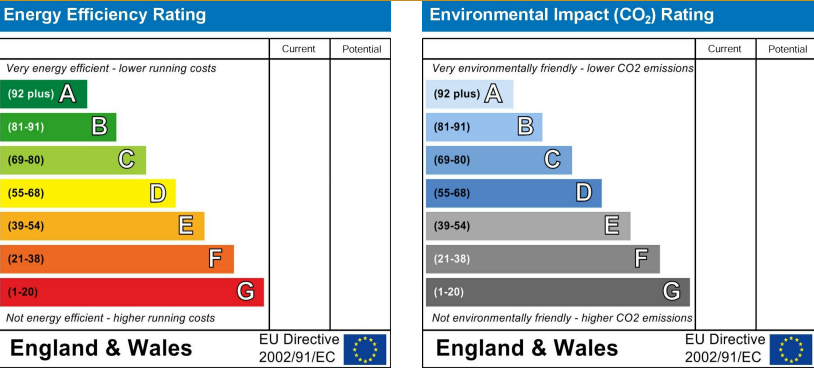
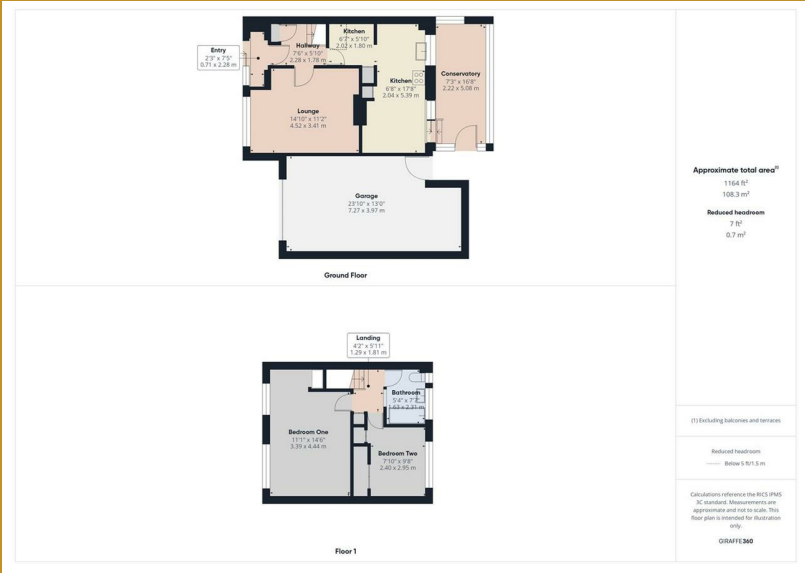
OUTSIDE

Rear Garden

Timber fenced perimeter with paved area and lawn.

Garage

With metal up and over door to the front. Power and lighting.





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