



£215,000

**Common Lane, Sheldon,
Birmingham, B26 3BN**

- Mid Terrace House
- Ideal First time Buyer /Investment Property
- Three Bedrooms
- Open Plan Lounge & Kitchen
- Sun Room
- Block Paved Driveway
- First Floor Bathroom
- Family Rear Garden
- Energy Performance Certificate D

EPC Rating

Current: D
Potential: B

Council tax band

Band = B

* MID TERRACE HOUSE * THREE BEDROOMS * OPEN PLAN LOUNGE & KITCHEN ** DRIVEWAY ** 360 ONLINE VIEWING AVAILABLE !

This WELL PRESENTED, MID TERRACE PROPERTY IS IDEAL IF YOU ARE A FIRST TIME BUYER OR LOOKING FOR AN INVESTMENT OPPORTUNITY.....SO DON'T MISS OUT!!

CALL OUR YARDLEY OFFICE FOR A VIEWING ON 0121-783-3422.

The property is accessed via a block paved DRIVEWAY with accommodation comprising: entrance, hallway, OPEN PLAN LOUNGE & KITCHEN, SUN ROOM and FAMILY REAR GARDEN all to the ground floor with THREE BEDROOMS and Family Bathroom to the first floor.

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

Energy Performance Certificate: D

APPROACH

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

Driveway

A block paved DRIVEWAY providing

parking for your vehicles with timber fencing to either side and leading to a double glazed entrance door.

Entrance Hall

Stairs to first floor landing. Obscure double glazed window to the front. Wood effect flooring. Storage cupboard. Radiator. A door leading to the ground floor accommodation:-

Lounge

14'11" x 8'9" (4.55m x 2.67m)

Double glazed window to the front and radiators. Wood effect flooring. Feature wall mounted, decorative fire. Double glazed French doors to the rear allowing access to the sun room.

Kitchen Area

16'2" x 7'9" (4.93m x 2.36m)

The kitchen area comprises of a range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include an electric hob and electric oven underneath with extractor canopy over. Plumbing for a washing machine. Part tiling to the walls. Double glazed window to the rear.

Sun Room

Double glazed windows and additional double glazed French doors to the rear allowing access to the garden.

FIRST FLOOR

Landing

Obscure double glazed window to the front. Doors giving access to first floor accommodation:-

Bedroom One

10'9" x 8'10" (3.28m x 2.69m)

Double glazed window to the front and radiator.

Bedroom Two

11'0" x 8'9" (3.35m x 2.67m)

Double glazed window to the rear and radiator.

Bedroom Three

10'0" x 7'10" (3.05m x 2.39m)

Double glazed window to the rear and radiator.

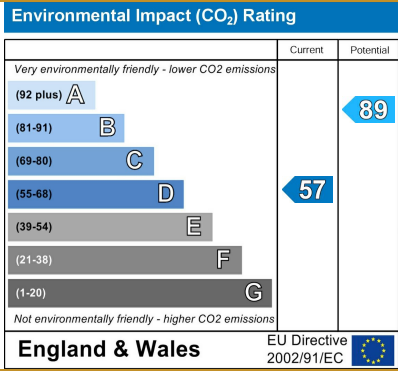
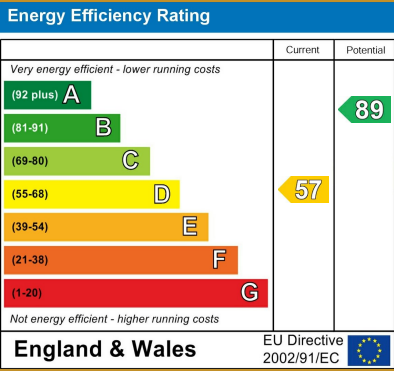
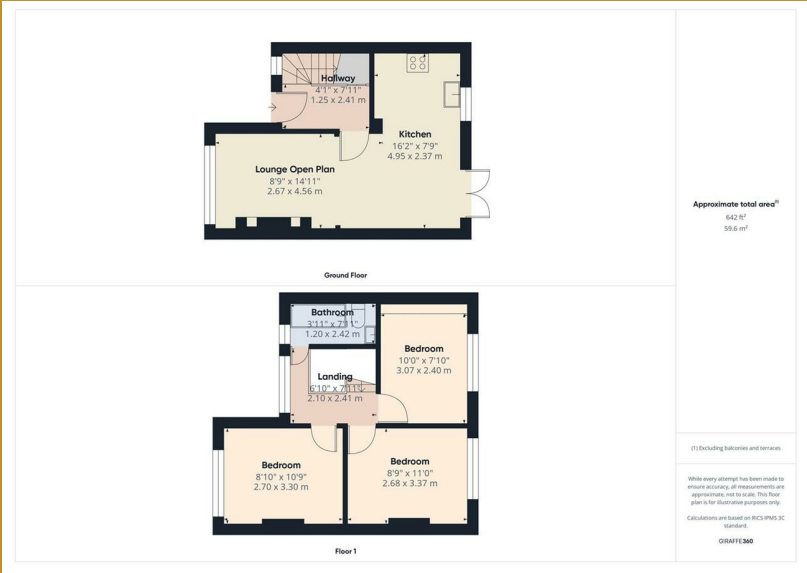
Bathroom

Suite comprises of a panelled bath unit with electric shower over ,wash basin and low flush WC. Part tiling to the walls. Obscure double glazed window to the front.

OUTSIDE

Rear Garden

Timber fence perimeter with side gate allowing access to/from the front of the garden. The rear garden is mainly laid to lawn with border shrubbery.





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