



Offers Over £300,000

Derron Avenue, Sheldon, Birmingham, B26 1LA

- Extended Semi Detached Home
- Three Double Bedrooms
- Porch & Hallway
- Two Reception Rooms
- Kitchen
- Conservatory
- Family Bathroom
- Driveway & Double Rear Garage
- Rear Garden
- Close to Local Schools, Shops and Transport Links

EPC Rating

Current: D
Potential: B

Council tax band

Band = B

**** SEMI DETACHED HOUSE ****
DRIVEWAY ** CONSERVATORY ** IDEAL
FAMILY HOME ** DOUBLE STORY
EXTENSION TO REAR ** LARGE REAR
GARAGE **

This BEAUTIFULLY PRESENTED traditional SEMI-DETACHED property is situated on a popular road in SOUTH YARDLEY and is an IDEAL FAMILY HOME THAT HAS A DOUBLE STORY EXTENSION.
Call our YARDLEY branch to arrange your VIEWING on 0121-783-3422.

The property is accessed via DRIVEWAY providing parking and leading to an entrance porch with accommodation comprising of: entrance hallway, TWO RECEPTION ROOMS, KITCHEN, CONSERVATORY and a private rear garden all to the ground floor with DOUBLE REAR GARAGE. To the first floor there are THREE BEDROOMS, DRESSING AREA and FAMILY BATHROOM.
The property benefits from central heating and double glazing both where specified

CALL NOW TO AVOID
DISAPPOINTMENT

Energy Performance Certificate: D

Approach

**** DRAFT DETAILS AWAITING**
VERIFICATION FROM OUR VENDORS **
Access is gained via driveway leading to:

Porch

Front door to:

Hallway

Double glazed window to side, understairs storage cupboard, central heating radiator, stairs to the first floor and doors off:

Lounge

11'3" x 8'6" (3.43m x 2.59m)

Double glazed bay window to front, central heating radiator and feature fire place

Reception Two

16'1" x 8'9" (4.90m x 2.67m)

Double glazed patio door to rear and central heating radiator.

Kitchen

8'9" x 8'6" (2.67m x 2.59m)

Fitted with a range of matching wall base and drawer units with work

surface over incorporating sink and drainer with mixer tap over, plumbing for dishwasher

Conservatory
18'3" x 9'6" (5.56m x 2.90m)

Double glazed double doors to rear, double glazed windows to rear and two central heating radiators.

FIRST FLOOR

Landing
Double glazed window to side, loft access and doors off:

Bedroom
11'3" x 9'6" (3.43m x 2.90m)

Double glazed window to rear and central heating radiator.

Bedroom
11'9" x 9'9" (3.58m x 2.97m)
Double glazed window to front and central heating radiator.

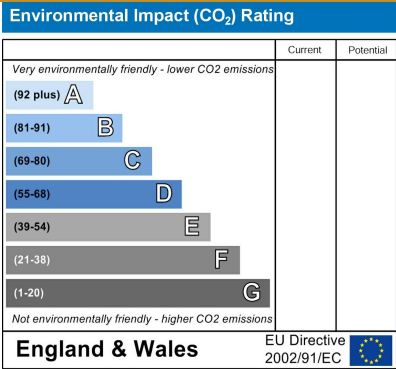
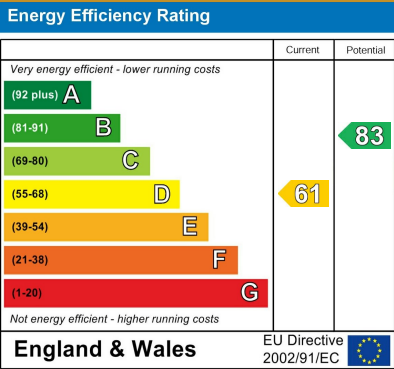
Dressing Area
access to bedroom:

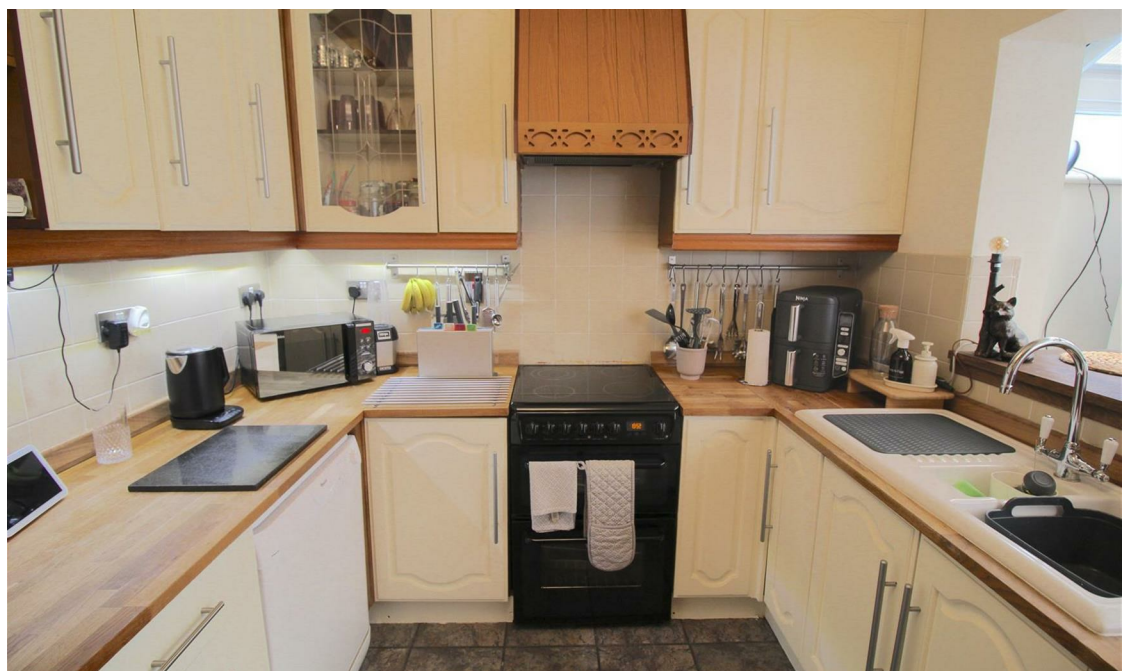
Bedroom
9'0" x 8'5" (2.74m x 2.57m)
Double glazed window to rear and central heating radiator.

Bathroom
Double glazed frosted window to front, suite comprising low level w.c, panelled bath with shower over, pedestal wash hand basin and heated towel rail.

OUTSIDE
Rear Garden
Enclosed with decking area, patio area, astroturf and access to garage

Garage
25'5" x 19'7" (7.75m x 5.97m)
Metal door to the rear. Access from the rear garden.





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