

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Clay Lane, Sheldon, Birmingham, B26 1DY

Offers Over £190,000



## Offers Over £190,000

### Clay Lane, Sheldon, Birmingham, B26 1DY

- No Upward Chain
- In Need of Modernisation
- Early Viewing Essential
- Extended Semi Detached
- Two Bedrooms
- Lounge
- Dining Room
- Kitchen
- Shower Room
- Front and Rear Gardens

## EPC Rating

Current: E  
Potential: C

## Council tax band

Band = B

\*\*\* NO UPWARD CHAIN \*\* EXTENDED TRADITIONAL SEMI DETACHED \*\* IN NEED OF UPDATING \*\*

This traditional build EXTENDED SEMI DETACHED on the popular CLAY LANE, SOUTH YARDLEY is a great first time home. IN NEED OF UPDATING this property is great to be able to put your own stamp on it, EARLY VIEWING IS ESSENTIAL. Access is gain via private front garden to the front door. Briefly comprising hallway LOUNGE, DINING ROOM and kitchen, to the ground floor. To the first floor there are TWO BEDROOMS and shower room. The property also benefits from nice size rear garden, double glazing and central heating (both where specified)

Energy Efficiency Rating:- E

### Approach

Access is gain via paved front garden to:

### Porch

Front door to:

### Hallway

Double glazed window to front, stairs to first floor and door to:

### Lounge

15'10 x 10' (4.83m x 3.05m)

Double glazed bay window to front, central heating radiator and patio door to:

### Dining Room

9'8 x 8'8 (2.95m x 2.64m )

Double glazed patio door to rear.

### Kitchen

18'5 x 5'7 (5.61m x 1.70m )

Double glazed window to rear, door to side, fitted with a range of wall and base units, role edge work surface incorporating stainless steel sink and drainer with mixer tap over.

## FIRST FLOOR

### Landing

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

### Bedroom One

13'2 x 7'4 (4.01m x 2.24m )

Double glazed bay window to front, central heating radiator and fitted wardrobe.

## Bedroom Two

10 x 8'3 (3.05m x 2.51m )

Double glazed window to rear, central heating radiator and wardrobe.

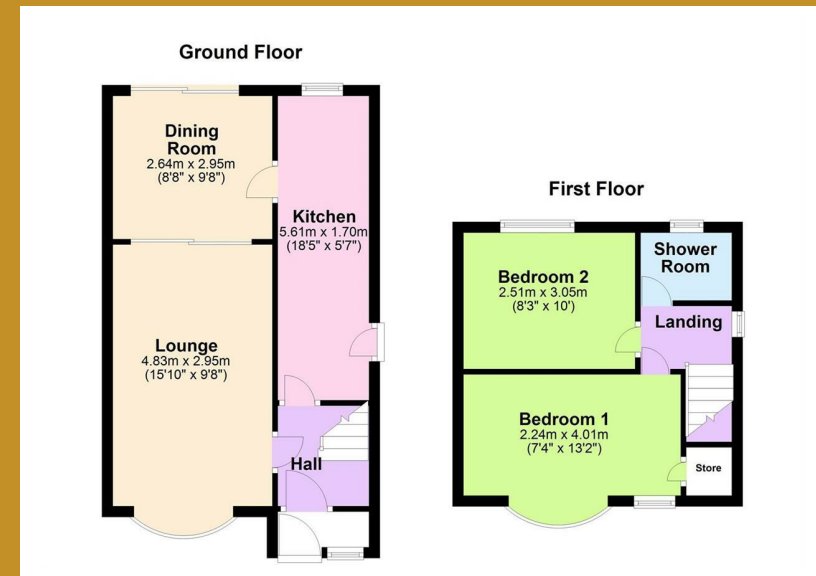
## Shower Room

Double glazed frosted window to rear, suite comprising low level w.c, pedestal wash hand and shower cubicle.

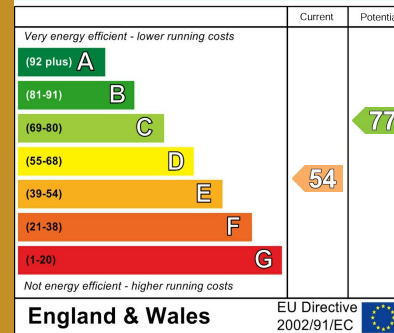
## OUTSIDE

### Rear Garden

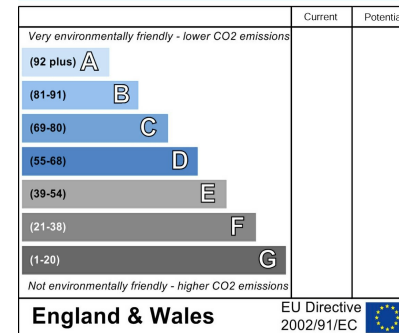
Enclosed rear garden.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





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