

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Chaffcombe Road, Sheldon, Birmingham, B26 3YB

£240,000





**£240,000**

**Chaffcombe Road, Sheldon,  
Birmingham, B26 3YB**

- Semi Detached House
- Three Bedrooms
- Lounge
- Family Kitchen & Dining Room
- Popular Location
- Rear Garage
- First Floor Bathroom
- Front & Rear Gardens
- Energy Rate Awaiting

## EPC Rating

Current:

Potential:

## Council tax band

Band = C

\* SEMI DETACHED HOUSE \*\* THREE  
BEDROOMS \*\* POPULAR LOCATION \*\*  
360 VIRTUAL TOUR AVAILABLE \*\*

THIS IS A SUPER PROPERTY SITUATED  
IN A POPULAR LOCATION. BOOK  
YOUR VIEWING TO SEE WHAT WE  
MEAN!

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3422 before it is SOLD!!

Accessed via a front garden area and  
leading to a double glazed entrance  
door with accommodation comprising  
of: entrance hall, LOUNGE, FAMILY  
KITCHEN & DINING ROOM, rear garden  
and GARAGE to the ground floor with  
THREE BEDROOMS and BATHROOM  
to the first floor.

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

Energy Performance Certificate:  
Awaiting

### APPROACH

The property is accessed via the public  
footpath with a dropped kerb leading  
to:-

### Front Garden

A front garden with a brick wall  
surround, lawn and pathway leading

to a double glazed entrance door. A  
shared driveway to the side of the  
property offers access to the rear  
garage.

### Entrance Hall

Staircase to first floor landing. Electric  
storage heater. A door leading to the  
ground floor accommodation:-

### Lounge

**13'10" x 11'5" (4.22m x 3.48m)**

Double glazed bay window to the  
front. Storage heater. Wood effect  
flooring.

### Kitchen & Dining Room

**14'9" x 13'8" (4.50m x 4.17m)**

A range of wall and base units with  
work surfaces over incorporating a  
stainless steel, sink and drainer unit  
with taps over. Appliances include an  
electric hob with electric oven  
underneath. Understairs storage  
cupboard. Double glazed windows  
and door to the rear allowing access to  
the garden.

### FIRST FLOOR

### Landing

Ceiling loft access. Double glazed

window to the side. Doors leading to first floor accommodation:-

Bedroom One

12'3" x 8'2" (3.73m x 2.49m)

Double glazed window to the front and wall mounted storage heater.

Bedroom Two

13'9" x 9'0" (4.19m x 2.74m)

Double glazed window to the rear and wall mounted electric storage heater.

Bedroom Three

8'10" x 6'2" (2.69m x 1.88m)

Double glazed window to the front and wall mounted electric storage heater.

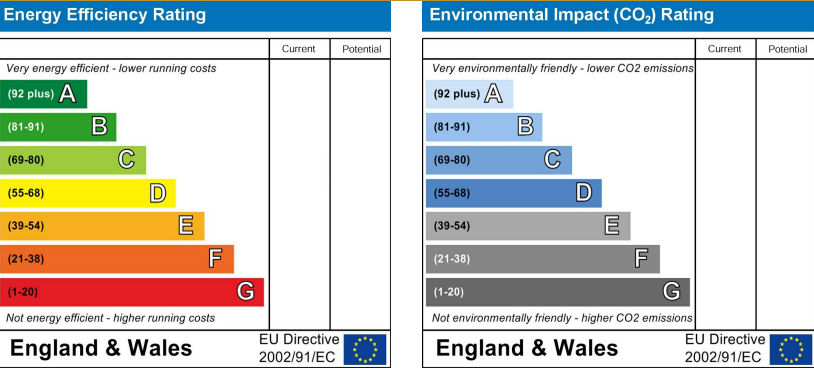
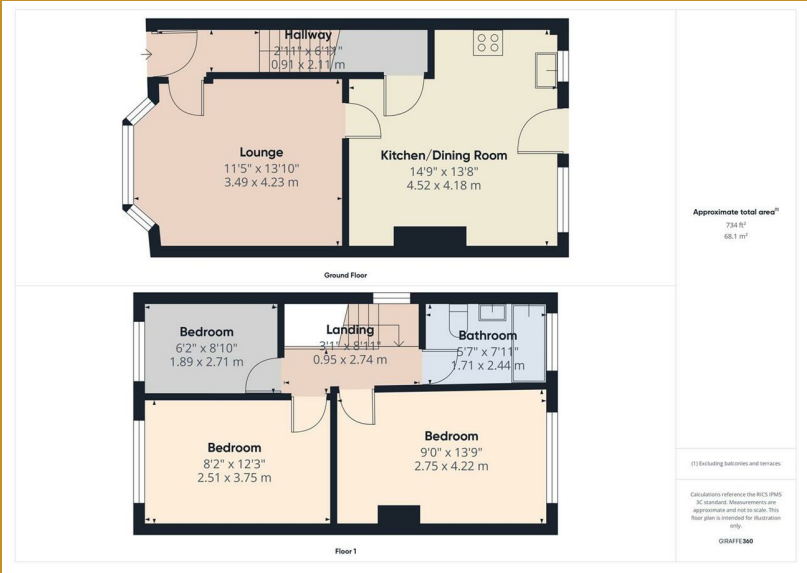
Family Bathroom

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

OUTSIDE

Rear Garden

Timber fenced perimeter with side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with mature border shrubbery and paved patio area. Timber storage shed.





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