



Offers In The Region Of £280,000

Marian Croft, Sheldon, Birmingham, West Midlands, B26 3LZ

- Extended Beautifully Presented Semi Detached Home
- Close to Local Schools, Shops and Transport Links
- Three Bedrooms
- Two Reception Rooms
- Kitchen (with built in oven hob and extractor)
- Conservatory
- Family Bathroom with Separate W.C
- Shared Driveway
- Rear Garden
- New Roof Completed September 2021 with Boarded Mostly Loft

EPC Rating

Current: D
Potential: B

Council tax band

Band =

*** EXTENDED SEMI DETACHED
FAMILY HOME *** THREE BEDROOMS
*** CLOSE TO ALL LOCAL AMENITIES ***
NEW ROOF COMPLETED SEPTEMBER
2021 ***
ONLINE 360 TOUR AVAILABLE NOW!!

THIS DECEPTIVELY SPACIOUS, FAMILY
HOME OFFERS SO MUCH MORE!!
This WELL PRESENTED property needs
to be viewed to see why! but don't
take my word for it!
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 TO ARRANGE A VIEWING.
The property is accessed via a SHARED
DRIVEWAY providing parking for two
vehicles and leading to a double
glazed front door. The property
comprises:- entrance hallway,
LOUNGE, DINING ROOM, KITCHEN,
CONSERVATORY and rear garden to
the ground floor. To the first floor there
are THREE BEDROOMS (TWO
DOUBLES AND SINGLE) AND FAMILY
BATHROOM with separate W.C. NEW
ROOF COMPLETED SEPTEMBER 2021
with mostly boarded loft.

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

Energy Rating Performance: D

APPROACH

Access is gain via shared driveway
being block paved.

Hallway

Stairs to first floor, central heating
radiator and doors off:

Reception One

10'9 x 10'11 (3.28m x 3.33m)

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

Reception Two

11'5 x 10 (3.48m x 3.05m)

Double glazed patio door to rear and
central heating radiator.

Kitchen

16'11 x 6'2 (5.16m x 1.88m)

Double glazed window to side, double
glazed window to rear door to rear
garden. Being fitted with a range of
matching wall base and drawer units,
work surface incorporating stainless
steel sink and drainer with mixer tap
over, oven, hob and extractor and tiling
to splash prone areas

Conservatory

8'10 x 8'8 (2.69m x 2.64m)

Double glazed windows and door to rear and tiled floor

FIRST FLOOR

Landing

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

Bedroom One

13'9 x 10 (4.19m x 3.05m)

Double glazed window to rear and central heating radiator

Bedroom Two

11'9 x 10'4 (3.58m x 3.15m)

Double glazed bay window to front and central heating radiator

Bedroom Three

8'7 x 6 (2.62m x 1.83m)

Double Glazed window to front and central heating radiator

Bathroom

Double glazed frosted window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, heated towel rail and tiled walls

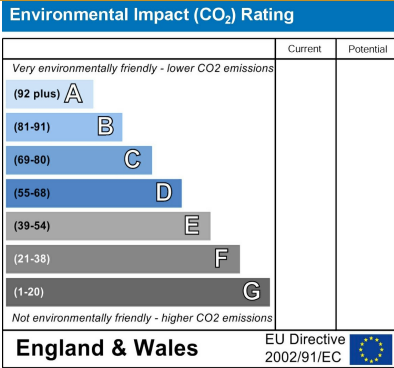
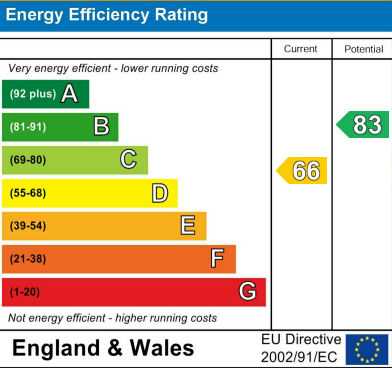
Separate W.C

Double glazed frosted window to side, low level w.c and central heating radiator.

OUTSIDE

Rear Garden

paved patio area, being mainly laid to lawn.





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