

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ann Croft, Sheldon, Birmingham, West Midlands, B26 3RX

Offers In The Region Of £425,000



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- Massively EXTENDED Semi Detached Home
- Five Bedrooms
- Walk in Wardrobe and Ensuite to Master Bedroom
- Through Lounge & Sitting Room
- Extended Kitchen Diner
- Guest W.C & Utility Room
- Great Cul De Sac Location
- Shared Driveway & Double Rear Garage
- Rear Garden
- Ideal Family Home

EPC Rating

Current: C
Potential: B

Council tax band

Band = C

* SEMI DETACHED FAMILY RESIDENCE *
DOUBLE STORY EXTENSION TO REAR **
MODERN OPEN PLAN KITCHEN ** FIVE
BEDROOMS WITH ENSUITE TO MASTER
** INTERNAL VIEWING ESSENTIAL! * CUL
DE SAC LOCATION *
360 VIDEO AVAILABLE *

OMG!! THIS IS A STUNNING FAMILY
HOME WHICH HAS BEEN EXTENDED TO
THE SIDE AND REAR GIVING YOU SO
MUCH LIVING SPACE!!!! BUT DON'T TAKE
MY WORD FOR IT...

CALL FOR AN IMMEDIATE VIEWING ON
0121-783-3422 TO SEE FOR YOURSELF!

The property is approached via a shared
driveway area with accommodation
comprising of . enclosed entrance,
hallway, THROUGH LOUNGE, SITTING
ROOM, OPEN PLAN MODERN
KITCHEN/DINING AREA, UTILITY ROOM,
GUEST W, REAR GARDEN WITH DOUBLE
REAR GARAGE to the ground floor. To
the first floor GREAT SIZE MASTER
BEDROOM WITH EN-SUITE, FOUR further
bedrooms and family bathroom.
The property benefits from central
heating and double glazing where
specified.

Energy Performance Certificate : C

APPROACH

Access is gained via driveway leading to
front door:

Hallway

Stairs to the first floor, central heating
radiator, understairs storage cupboard,
tiled floor and doors off :

Through Lounge

Double glazed bay window to front,
double glazed double doors to rear and
central heating radiator.

Sitting Room

Double glazed window to front, central
heating radiator and tiled floor.

Kitchen Diner

Double glazed window to rear, double
glazed door to garden, Fitting with a
range of matching wall base and draw
units with work surface over incorporating
sink and drainer with mixer tap over,
central heating radiator, tiled floor and
door to:

Utility

Plumbing for washing machine, work
surface, tiled floor and door to:

Guest W.C

Double glazed frosted window to side
low level w.c, wash hand basin, tiled floor
and wall mounted boiler.

FIRST FLOOR

Laning

Loft access and doors off:

Master Bedroom

Two double glazed windows to rear, two central heating radiators, walk in wardrobe and door to:

Ensuite

Double glazed frosted window to rear, suite comprising shower cubicle with shower over, low level w.c, wash hand basin and heated towel rail

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Double glazed window and central heating radiator

Bedroom Five

Double glazed window and central heating radiator

Family Bathroom

Double glazed frosted window to side, suite comprising panelled bath, low level w.c, pedestal wash hand basin, shower cubicle with shower, tiled walls and central heating radiator.

OUTSIDE

Rear Garden

With patio area, lawned area and path to:

Double Rear Garage

Up and over door, door and window to rear garden.

Additional Information

Mobile Coverage

EE - 84%

3 - 79%

VODAFONE - 77%

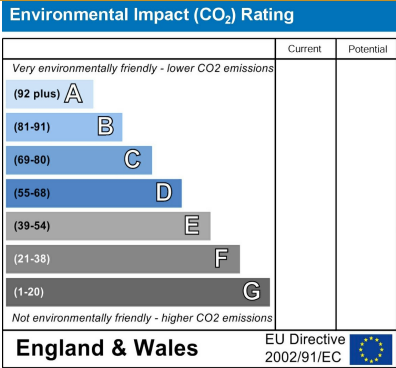
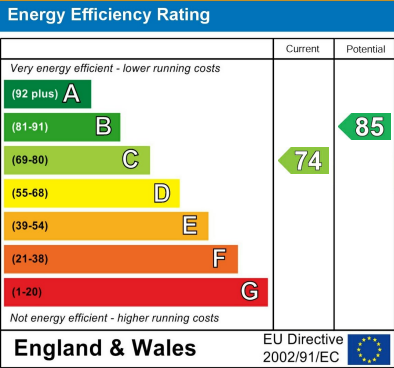
O2 - 69%

View broadband availability

Standard 15 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 1000 Mbps





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