

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Church Road, Birmingham | £260,000

\*\*\* NO UPWARD CHAIN \*\* TRADITIONAL SEMI DETACHED PROPERTY WITH POTENTIAL TO EXTEND (subject to planning) \*\* IN NEED OF SOME UPDATING \*\* THREE BEDROOMS \*\* DRIVEWAY \*\*\*

This traditional build SEMI DETACHED property on the popular CHURCH ROAD, SHELDON is a great family home.

IN NEED OF SOME UPDATING this property is great to be able to put your own stamp on it, EARLY VIEWING IS ESSENTIAL.

Access is gain via DRIVEWAY to the front door. Briefly comprising hallway TWO RECEPTION ROOMS and kitchen, to the ground floor. To the first floor there are THREE BEDROOMS (two doubles and a single room) and family bathroom.

To the side converted garage (currently being used as storage as needs some work)  
The property also benefits from nice size rear garden.

Energy Efficiency Rating:- E

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APPROACH

Access is gained via driveway leading to:

Hallway

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

Reception One

9'11 x 9'9 (3.02m x 2.97m )

Double glazed bay window to front and central heating radiator.

Reception Two

11'4 x 9'11 (3.45m x 3.02m)

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

Kitchen

8'3 x 6'11 (2.51m x 2.11m )

Double glazed window to rear, wall base units with work surface over, stainless steel sink and drainer with mixer tap over and wall mounted boiler

Room

15'8 x 8'3 (4.78m x 2.51m )

Window to front and side, door to side and access to second room

Room

8'3 x 7 (2.51m x 2.13m)

Door to rear

FIRST FLOOR

Landing

Window to side and doors off

Bedroom

9'11 x 9'11 (3.02m x 3.02m )

Double glazed bay window to front and central heating radiator.

Bedroom

11'9 x 9'11 (3.58m x 3.02m )

Double glazed window to rear and central heating radiator.

Bedroom

8'3 x 7'10 (2.51m x 2.39m )

Double glazed window to rear

Bathroom

Double glazed window to front, suite comprising low level w.c, pedestal wash hand basin and panelled bath

OUTSIDE

Rear Garden

The garden has been separated into two sections, however the fence can be taken down and put back in to one garden.

