

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Chaffcombe Road, Sheldon, Birmingham, B26 3YB

£220,000



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**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 Rating E

EPC Rating

Current: E
Potential: C

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: E

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.

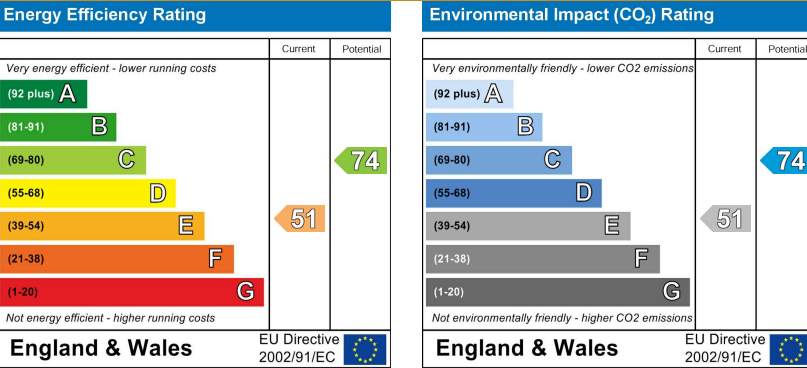
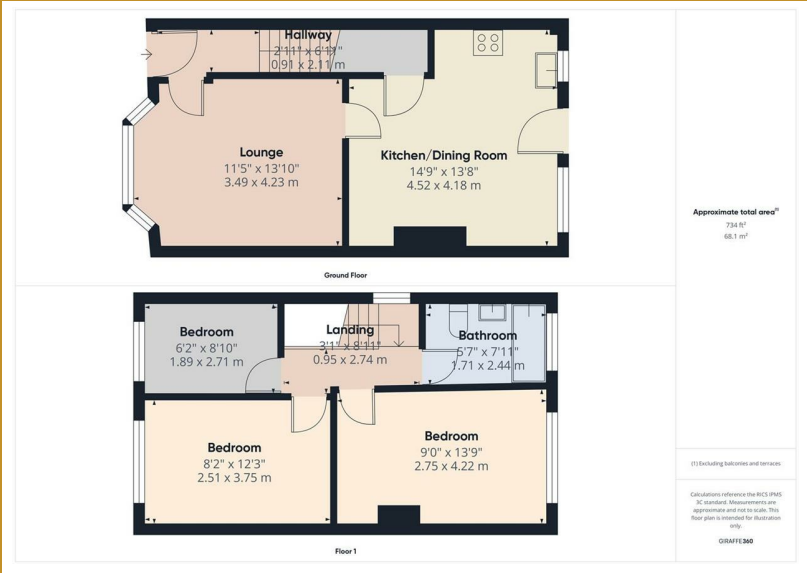
Family Bathroom

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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