



smarthomes

Coventry Road

Sheldon, Birmingham, B26 3PX

- A Recently Refurbished Three Bedroom Semi Detached Property
- Lounge & Superb Re-Fitted Dining Kitchen
- Modern Re-Fitted Family Bathroom
- No Upward Chain

£239,950

EPC Rating '60'





Property Description

The property is situated behind a service road with hedgerow screening and block edged tarmac driveway providing off road parking extending to side gate access and UPVC double glazed front door leading through to

Enclosed Porch

With double glazed door leading through to

Entrance Hall

With radiator, stripped timber effect flooring, modern glazed balustrade staircase leading to the first floor accommodation with useful under-stairs store cupboard and oak doors leading off to



Lounge to Front

9' 9" x 15' 6" into bay (2.97m x 4.72m) With five sided double glazed bay window to front elevation, stripped timber effect flooring, radiator, ceiling light point, three wall light points and double opening oak and glazed doors leading into



Superb Re-Fitted Dining Kitchen to Rear

16' 10" x 10' 9" max (5.13m x 3.28m) Being fitted with a modern range of wall, drawer and base units, work surfaces, sink and drainer unit with mixer tap, complementary tiling to splashback areas, four ring gas hob with extractor canopy over, inset Lamona oven, breakfast bar area, space and plumbing for washing machine or dishwasher, space for fridge freezer, stripped timber effect flooring, inset LED downlighters, double glazed patio doors to rear garden, double glazed window overlooking the rear garden, cupboard housing Worcester central heating boiler, radiator, ceiling smoke alarm and door to hallway



Accommodation on the First Floor

Landing

With feature glazed balustrade, double glazed window to side elevation, access to loft space, ceiling light point, ceiling smoke alarm and oak doors leading off to

Bedroom One to Front

14' 1" into bay x 10' 0" (4.29m x 3.05m) With five sided double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

13' 10" x 9' 8" (4.22m x 2.95m) With double glazed dog leg bay window overlooking the rear garden, radiator and ceiling light point



Bedroom Three to Front

7' 5" x 5' 9" (2.26m x 1.75m) With double glazed window to front elevation, radiator and ceiling light point



Re-Fitted Modern Family Bathroom to Rear

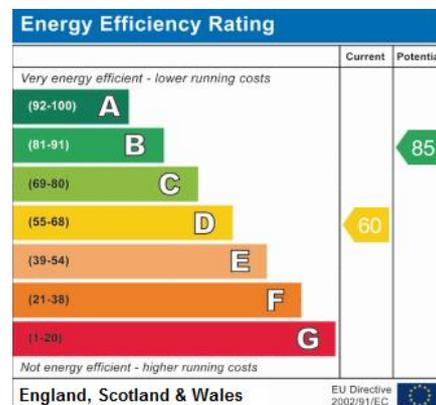
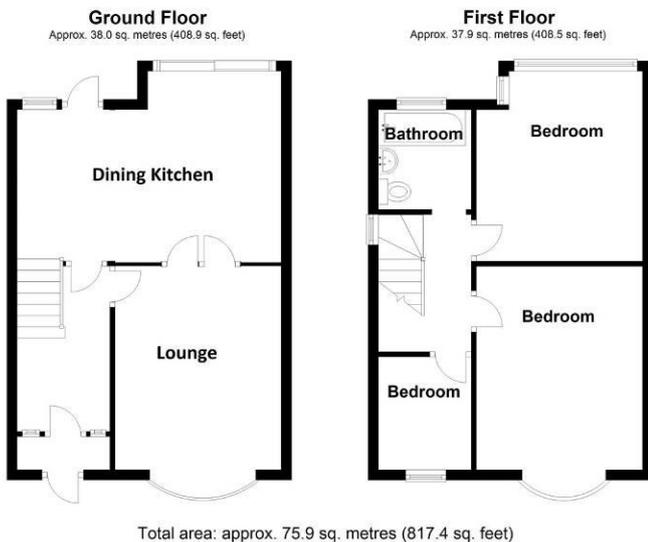
Being re-fitted with a modern three piece white suite comprising P-shaped panelled bath with monsoon shower over, additional hand fitment and glazed screen, low flush WC and contemporary floating vanity wash hand basin, obscure double glazed window to rear, ladder style radiator and tiling to walls and floor

Landscaped Rear Garden

With block paved patio, gravelled area, retaining brick wall with steps leading to lawned area, fencing and hedging to boundaries, side gate access and rear vehicle access with potential for garage to rear subject to planning permission

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements