



**81 Goldthorne Avenue, Sheldon, B26 3LA**

**Offers Around £195,000**

Larger style semi detached house - No onward chain - Ideal first time purchase - A blank canvas to put your own stamp on and add some value - Great location near to a good variety of shops, facilities and transport links - Entrance hall - Lounge - Dining room - Kitchen - Guest WC - Three bedrooms - Family bathroom - Central heating - Double glazing - Gardens to the front and rear - Viewing essential.

## Front

The front garden is laid to lawn with flower and shrub borders, hedges to the perimeters and a path leading to a hardwood opaque glazed door to:-

## Entrance Hall

Stairs to the first floor, under stairs storage area, storage cupboard, radiator, power and light points and doors to:-

## Lounge 12'4 max x 15'3 to bay (3.76m max x 4.65m to bay)



Double glazed window to the front, radiator, brick fireplace with a gas fire, power and light points

## Dining Room 9'11 max x 13'6 (3.02m max x 4.11m)



UPVC double glazed door to the rear garden, double glazed windows to the rear, radiator, power and light points

## Kitchen 5'8 x 14' (1.73m x 4.27m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer unit with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, breakfast bar, opaque double glazed window to the side, power and light points and a hardwood opaque glazed door to:-

## Verandah 4'11 x 10'1 (1.50m x 3.07m)

UPVC door to the side of the property, UPVC double glazed door to the rear garden, double glazed windows to the rear and side, power point, door to a storage cupboard and door to:-

## Guest WC

Fitted with a low level flush WC and ceiling light point

## Landing

Opaque double glazed window to the side, radiator, loft access, power and light points and doors to:-

**Bedroom One 12'4 max x 13'6 to wardrobes and bay  
(3.76m max x 4.11m to wardrobes and bay)**



Double glazed bay window to the front, radiator, fitted wardrobes, dressing table and over bed storage, power and light points

**Bedroom Two 9' x 13'5 to bay (2.74m x 4.09m to bay)**



Double glazed half bay window to the rear, radiator, fitted wardrobes, power and light points

**Bedroom Three 6'7 max x 8'6 max (2.01m max x 2.59m max)**

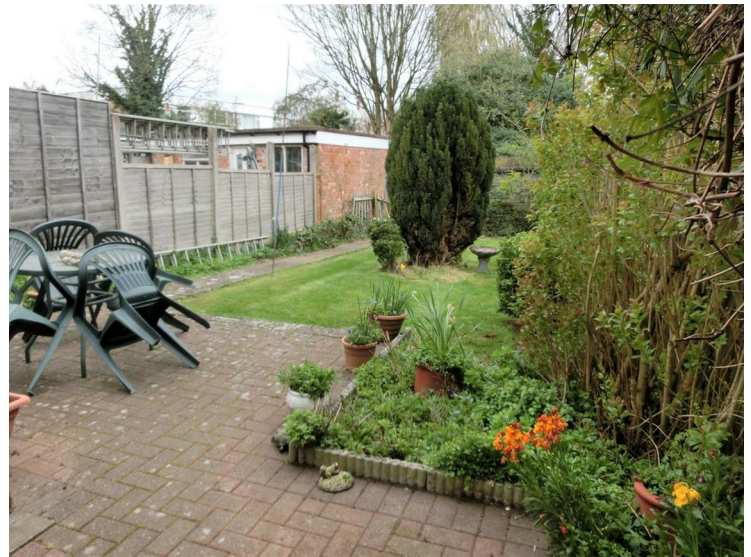
Double glazed window to the front, radiator, fitted wardrobe, power and light points

**Bathroom 8' max x 5'7 max (2.44m max x 1.70m max)**



Fitted with a panelled bath with electric shower over, pedestal wash/hand basin and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, radiator, airing cupboard housing the water tanks and ceiling light point

**Rear Garden**



With a block paved patio to the forefront, lawned section, flower and shrub borders and fencing to the perimeters.

**Nearby Schools**

The following schools are local to the property; St Thomas More Catholic Primary School, Stanville Primary School, Valley Primary School, Lyndon School, King Edward VI Sheldon Heath Academy and Cockshut Hill Technology College.

**Viewing**

By appointment only please with the Sheldon office.

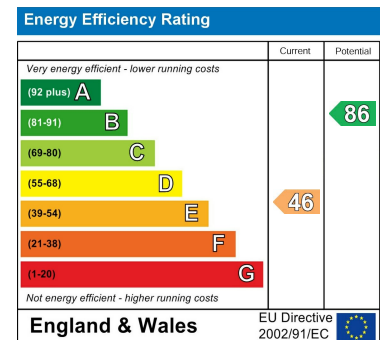
# Floor Plan



# Area Map



# Energy Efficiency Graph



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