



19 Normanton Avenue, Sheldon, B26 3RH

Offers Around £220,000

Extended semi detached house - Very well presented - Much improved by the current owners - Popular cul de sac in Sheldon - Great location near to a good range of shops, schools and transport links - Hallway - Lounge - Dining Room - Re fitted and extended kitchen - Three bedrooms - Re fitted bathroom - Central heating - Double glazing - Driveway - Rear garden - Rear garage - Viewing strongly advised.

Front

Off road parking via a gravelled driveway with fencing to the sides and a path to a UPVC opaque double glazed door to:-

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, meter cupboard, radiator, ceiling light point and door to:-

Lounge 10'8 max x 16'3 max (3.25m max x 4.95m max)



Two double glazed windows to the front, radiator, electric fireplace, power and light points and opening onto:-

Dining Room 10'4 x 7'10 (3.15m x 2.39m)



Radiator, power and light points and door to:-

Extended, Re Fitted Kitchen 15'6 x 10'11 (4.72m x 3.33m)



Re fitted with a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer unit with mixer tap and laminate splash backs. Fitted electric oven with an inset ceramic hob and extractor hood over with a glass splash back, integrated dishwasher, space and plumbing for other appliances. Double glazed window to the rear radiator, LVT flooring, power and light points and a UPVC opaque double glazed door to the rear garden,

Landing

Loft access, airing cupboard housing the boiler, power and light points and doors to:-

Bedroom One 10'10 x 10'10 (3.30m x 3.30m)



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

Bedroom Two 10'9 x 9'5 (3.28m x 2.87m)



Double glazed window to the rear, radiator, power and light points

Bedroom Three 9'7 x 7'9 (2.92m x 2.36m)

Double glazed window to the rear, radiator, power and light points

Re Fitted Bathroom



Re fitted with a modern white suite comprising panelled bath with an electric shower over and shower screen, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed windows to the front and side, heated towel rail, ceiling spotlights and extractor fan

Rear Garden



With a timber decked seating area to the forefront, lawned section, rear patio, fencing to the perimeters and a gated side access leading to the front of the property

Rear Garage

With a metal up and over door onto the rear vehicular service road, power and light points.

Nearby Schools

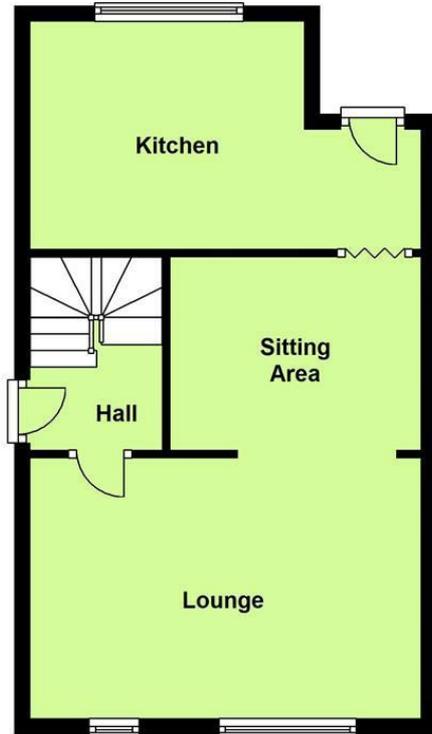
The following schools are local to the property; Mapledene Primary School, St Thomas More Catholic Primary School, Valley Primary School, King Edward VI Sheldon Heath Academy, Lyndon School and Cockshut Hill Technology College.

Viewing

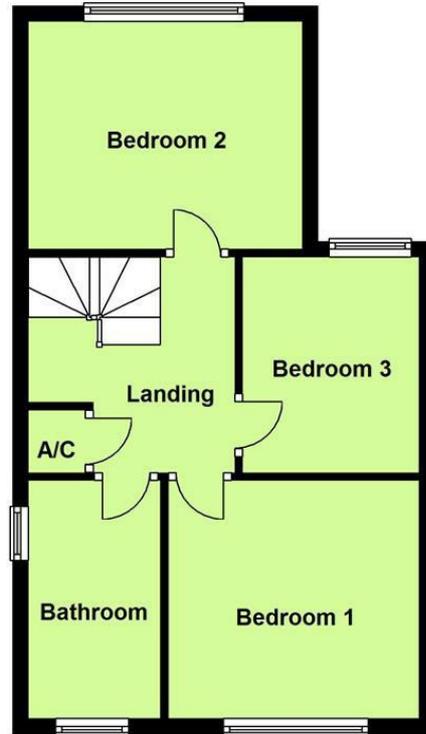
By appointment only please with the Sheldon office.

Floor Plan

Ground Floor



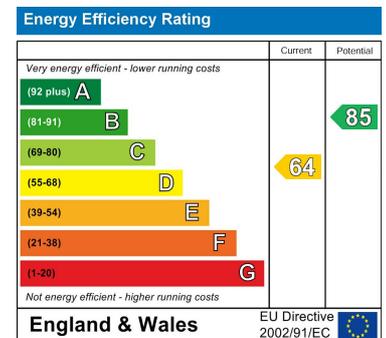
First Floor



Area Map



Energy Efficiency Graph



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