



**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

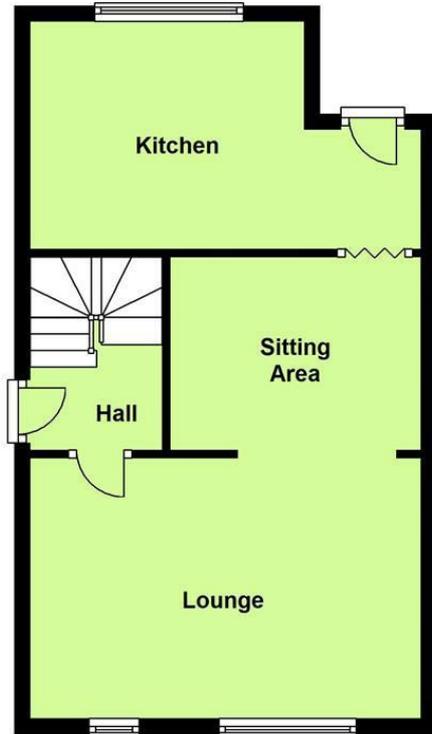
The following schools are local to the property; Mapledene Primary School, St Thomas More Catholic Primary School, Valley Primary School, King Edward VI Sheldon Heath Academy, Lyndon School and Cockshut Hill Technology College.

### Viewing

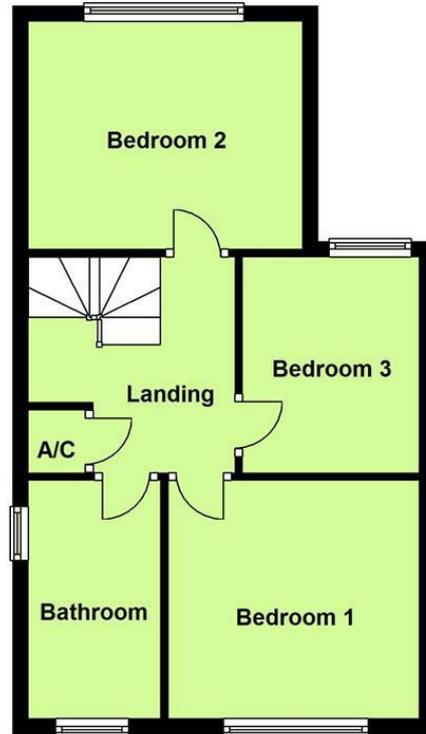
By appointment only please with the Sheldon office.

# Floor Plan

**Ground Floor**



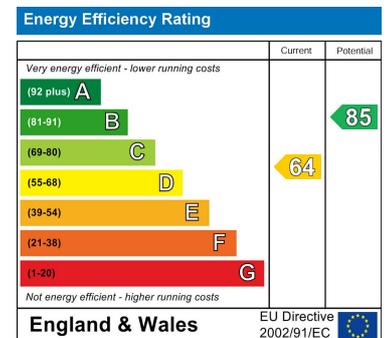
**First Floor**



# Area Map



# Energy Efficiency Graph



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