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- An Extended Detached Bungalow
- Three Double Bedrooms
- Two Re-Fitted En-Suites
- Extensive South Facing Rear Garden

## Horse Shoes Lane, Sheldon, Birmingham, B26 3HS

A beautifully presented and extended detached bungalow situated in a much sought after tree lined road close to local amenities. Offering well-appointed accommodation comprising Porch, hall, lounge, breakfast kitchen, dining room with feature roof lantern, three double bedrooms, two re-fitted en-suites, modern family bathroom, garage with utility area, ample off road parking, large loft space suitable for conversion subject to planning and an extensive landscaped South facing rear garden

£416,500

EPC Rating - D

Current Council Tax Band - D





## Property Description

The property is set back from the road behind a generous block edged tarmac driveway providing off road parking for five vehicles with hedging to boundaries, planted shrub borders, external power point and a UPVC door leading into

### Porch

With UPVC double glazed windows to front and side, ceiling light point with a UPVC door through to

### Hallway

With three ceiling light points, two radiators, large storage cupboard and drop down ladders leading to a large loft space which has a double glazed window to the rear, power and lighting and offering potential for conversion subject to planning (previously two additional bedrooms). Doors radiator off to







### Lounge to Front

14' 5" x 9' 6" (4.4m x 2.9m) With a double glazed bow window to front, marble fire surround with a modern electric fire suite, radiator, power points and light point



### Breakfast Kitchen to Rear

15' 9" x 11' 10" (4.8m x 3.61m) Being fitted with a range of in-frame eye level and base units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit, further incorporating a four ring gas hob with extractor hood over. Built in electric double oven and grill, integrated fridge/freezer and integrated dishwasher. Tiling to splash back areas, laminate flooring, double glazed window to side, double glazed French doors to rear, radiator, power and light points and UPVC double doors to



### **Sun Room/Dining Room to Rear**

24' 11" x 7' 10" (7.6m x 2.4m) With UPVC double glazed French doors to rear garden, feature roof lantern, two radiators, ceiling spot lights, laminate flooring, fitted cupboards and a UPVC door to garage

### **Bedroom One to Front**

14' 2" x 8' 5" (4.32m x 2.57m) With a double glazed bow window to front, radiator, power and light points, a range of fitted wardrobes and a door to

### **Re-Fitted En-Suite Shower Room**

Being re-fitted with a modern white suite comprising: low flush W.C, vanity wash hand basin and a large walk in shower cubicle. Tiling to full height and floor, ceiling spot lights and a chrome heated towel rail

### **Bedroom Two to Rear**

11' 4" x 9' 7" (3.45m x 2.92m) With a double glazed window to rear, radiator, power and light points and door to

### **Modern En-Suite to Side**

Being fitted with a modern white suite comprising of a vanity sink unit and a low flush W.C. Obscure double glazed window to side, radiator and ceiling light point

### **Bedroom Three**

11' 8" x 10' 10" (3.56m x 3.3m) With a double glazed window to side, radiator, power and light points, large storage cupboard and a range of modern fitted wardrobes with sliding doors and fitted drawers

### **Modern Family Bathroom to Side**

10' 5" x 6' 2" (3.2m x 1.9m) Being fitted with a contemporary white suite comprising panelled bath with central taps, electric shower and glass shower screen, low flush W.C and a floating vanity sink unit. Complimentary tiling to splash back areas, radiator, obscure double glazed window to side and two ceiling light points

### **Extensive South Facing Rear Garden**

This large and beautifully maintained rear garden is mainly laid to lawn with extensive paved and decked patio areas, hedged boundaries, well stocked shrub borders, feature wooden archway, large timber shed, planted fruit trees, cold water tap, external lighting and external power points

### **Garage and Utility Area**

14' 5" x 7' 10" (4.4m x 2.4m) With metal hung side doors to property frontage, feature roof lantern, fitted work surface, space and plumbing for washing machine and tumble dryer, cold water tap, power and light points

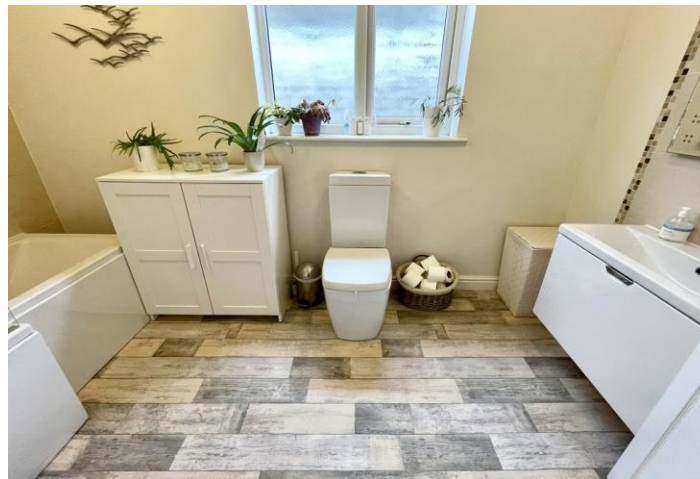


## Tenure

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. Current council tax band - D

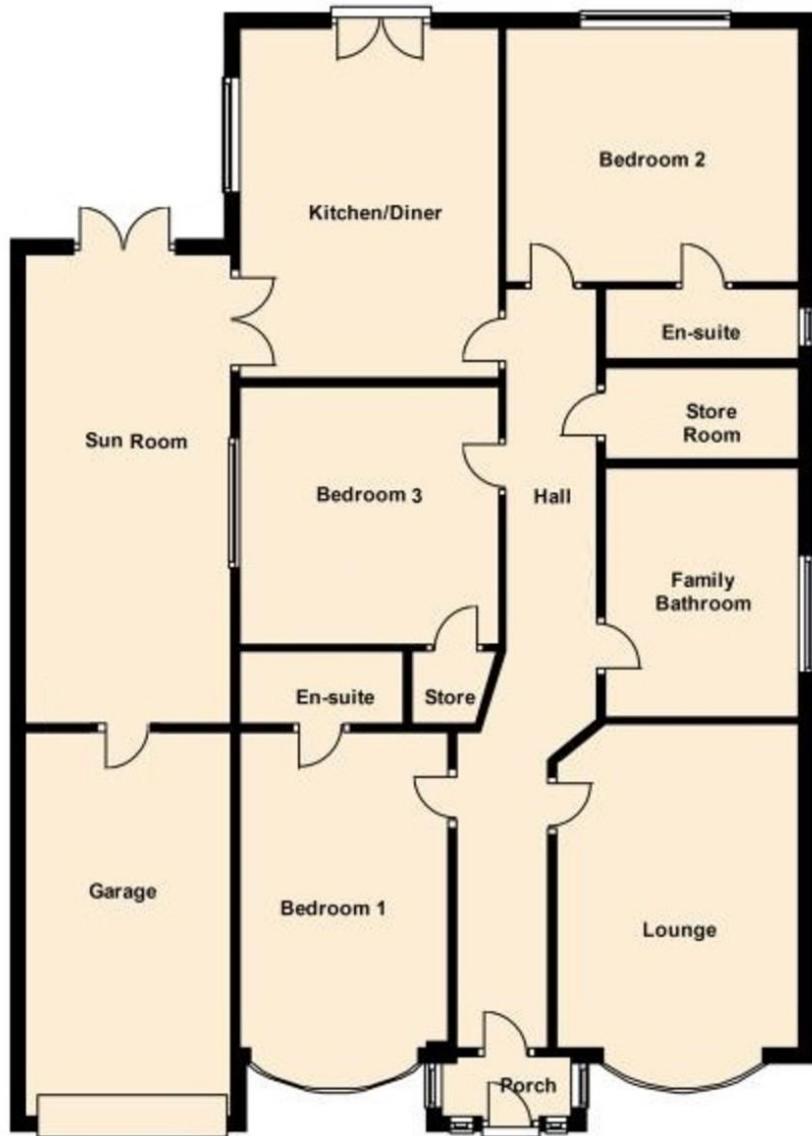
## Agents Note

Please note that this property is owned by a relative of an employee of Smart Homes Estate Agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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