



smarthomes

Horrell Road

Sheldon, Birmingham, B26 2PB

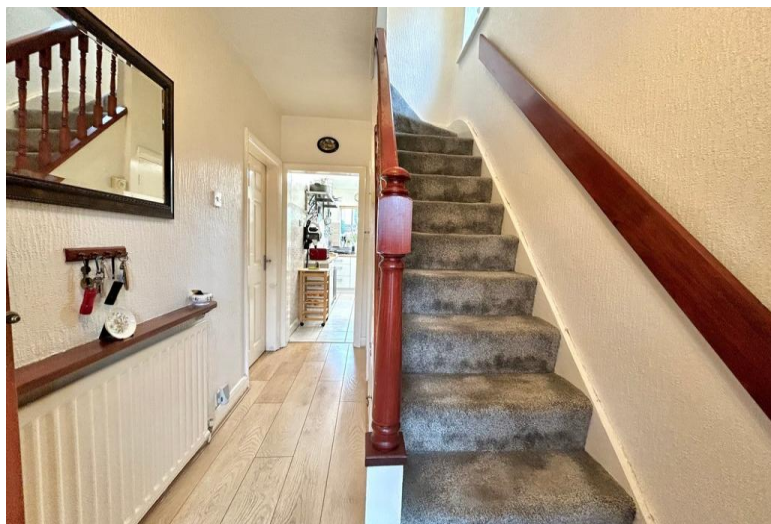
- An Extended Semi Detached Family Home
- Three Bedrooms
- South West Facing Rear Garden
- Brick Built Double Garage With Potential For Conversion STPP

£255,000

EPC Rating 54

Current Council Tax Band C





Property Description

The property is set back from the road behind a part paved and part tarmac driveway providing off road parking extending to door to side entrance and UPVC obscure double glazed double doors leading into

Enclosed Porch

With wood effect flooring and obscure glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wood effect flooring and doors leading off to



Extended Through Lounge Diner

29' 6" x 9' 7" (8.99m x 2.92m) With double glazed patio doors leading out to the rear garden, wall lighting, two ceiling light points, coving to ceiling, two radiators, dado rail, double glazed bay window to front elevation, wood effect flooring and feature brick chimney breast with shelving alcove and inset electric fire



Extended Kitchen to Rear

13' 2" x 5' 9" (4.01m x 1.75m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, freestanding five ring range style cooker with double oven, stainless steel splashback and extractor canopy over, space and plumbing for washing machine and tumble dryer, ceiling light point, tiled flooring and double glazed window to rear



Accommodation on the First Floor

Landing

With obscure double glazed window to side, access to loft space, ceiling light point, built-in storage and doors leading off to

Bedroom One to Rear

13' 1" x 10' 2" (3.99m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

9' 7" x 11' 3" (2.92m x 3.43m) With double glazed bay window to front elevation, fitted wardrobes, radiator and ceiling light point



Bedroom Three to Rear

13' 6" x 5' 5" (4.11m x 1.65m) With double glazed window to rear elevation, fitted wardrobes, radiator and ceiling light point



Modern Family Bathroom to Front

Being fitted with a three piece white suite comprising; panelled bath with shower over and folding glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to front, tiling to water prone areas, radiator and ceiling light point



South West Facing Rear Garden

With paved patio, cold water tap, courtesy access to side, steps to lawned area, fencing to boundaries, shrub borders and paved pathway extending to further steps leading up to

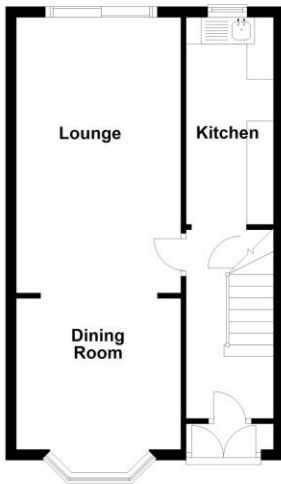
Superb Brick Built Double Garage

Having superb potential for conversion to home office subject to relevant planning permissions with up and over garage door, suspended ceiling, ceiling strip lights, UPVC door to garden and two double glazed windows

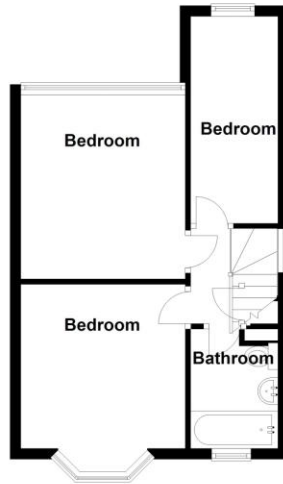
Tenure

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 Nigel Hodges. Current council tax band – C.

Ground Floor
Approx. 39.2 sq. metres (421.4 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 73.6 sq. metres (792.0 sq. feet)

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.