



smarthomes

Westley Brook Close

Sheldon, Birmingham, B26 3TW

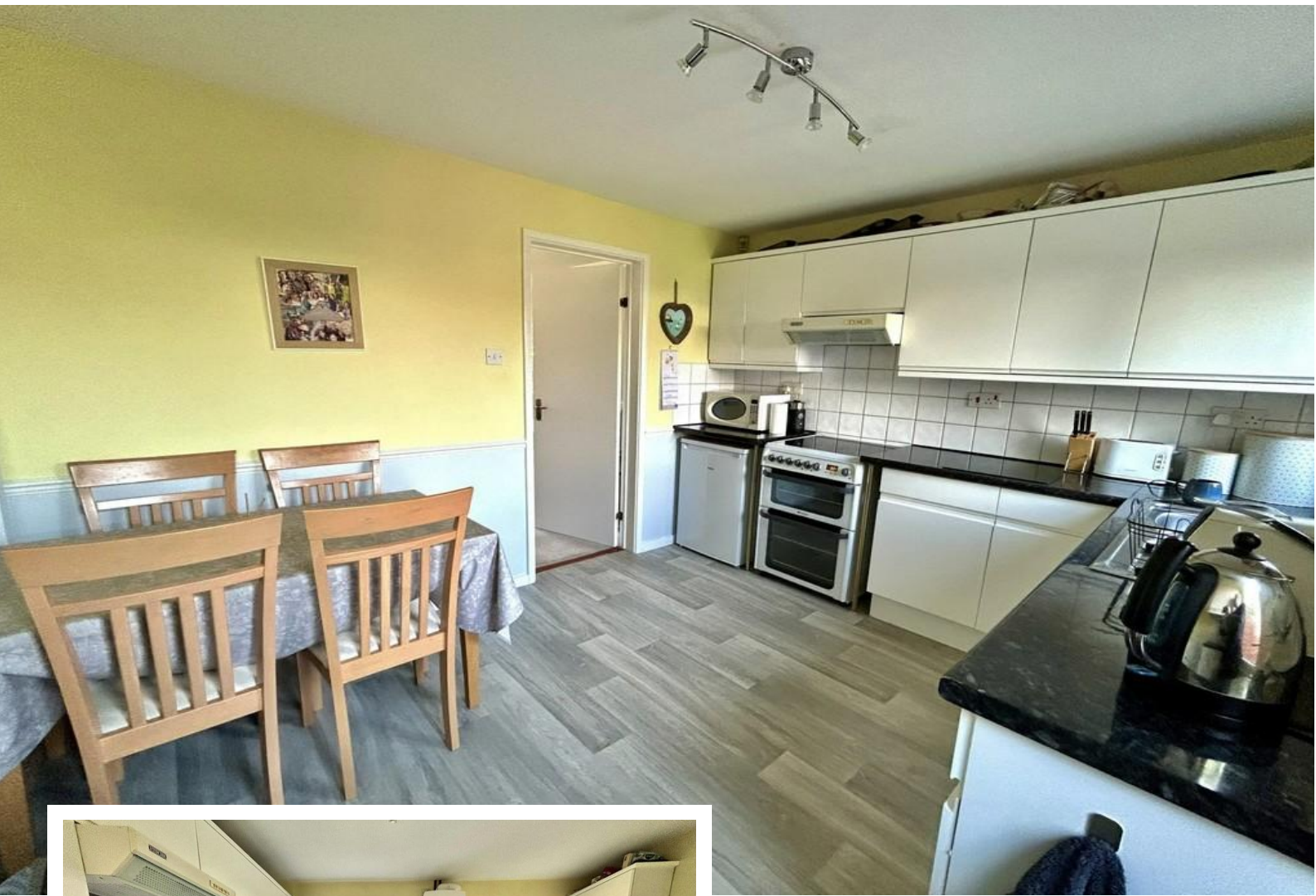
- A Well Presented Mid Terrace Property
- Two Double Bedrooms
- Lounge
- Breakfast Kitchen

£210,000

EPC Rating TBC

Current Council Tax Band C





Property Description

The property is set in a cul-de-sac location behind tarmac parking bays with lawned fore garden and paved pathway extending to double glazed door leading into



Enclosed Porch

With obscure glazed door leading through to



Lounge to Front

15' 7" x 11' 6" (4.75m x 3.51m) With double glazed window to front elevation, two ceiling light points, wall lighting, coving to ceiling, staircase leading to the first floor accommodation with useful under-stairs storage cupboard, radiator and electric fire with marble effect hearth and decorative surround, dado rail and door leading through to



Breakfast Kitchen to Rear

11' 6" x 10' 1" (3.51m x 3.07m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for freestanding cooker with extractor over, space and plumbing for washing machine, space for under-counter fridge, wall mounted Worcester boiler, radiator, dado rail, ceiling light point, wood effect flooring, double glazed window to rear and UPVC obscure double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point, access to loft space with drop down ladder, dado rail and doors leading off to



Bedroom One to Rear

11' 6" x 10' 9" (3.51m x 3.28m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point



Bedroom Two to Front

11' 5" x 10' 2" (3.48m x 3.1m) With double glazed window to front elevation, radiator, over-stairs storage cupboard, coving to ceiling and ceiling light point

Family Bathroom

Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, extractor, tiling to water prone areas and floor, radiator and ceiling light point

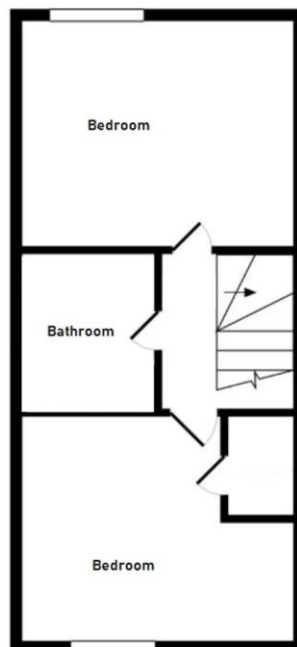
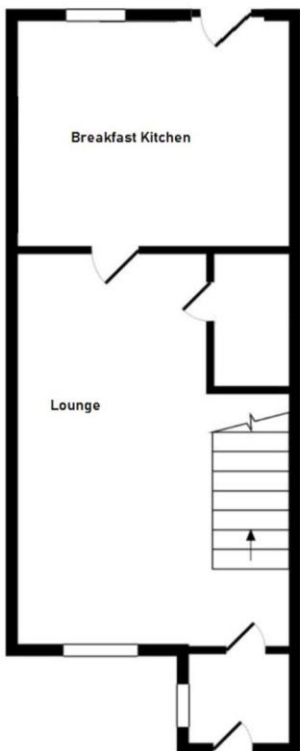


Pleasant Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, courtesy gate to rear and timber potting shed

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 – C.



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