



Olorenshaw Road

Sheldon, Birmingham, B26 3ND

- A Well Presented Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- South Facing Rear Garden

Offers Over £250,000

EPC Rating 55

Current Council Tax Band C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC obscure double glazed door leading into

Enclosed Porch

With laminate flooring and composite front door leading through to

Entrance Hall

With laminate flooring, obscure double glazed window to side, windows to front, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, ceiling light point and doors leading off to



Lounge to Front

14' 5" x 10' 9" (4.4m x 3.3m) With double glazed bay window to front elevation, three radiators, ceiling light point, parquet effect laminate flooring and open fireplace with tiled hearth and feature wooden overmantle



Dining Room to Rear

13' 5" x 9' 10" (4.1m x 3.0m) With double glazed bay window incorporating door leading out to the South facing rear garden, laminate flooring, radiator, ceiling light point and gas fireplace with marble hearth and stone surround



Kitchen to Rear

8' 2" x 6' 2" (2.5m x 1.9m) Being fitted with a range of wall and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, space for cooker, space and plumbing for washing machine, radiator, spot lights to ceiling, laminate flooring, double glazed windows to side and rear elevations and double glazed door leading out to the rear garden

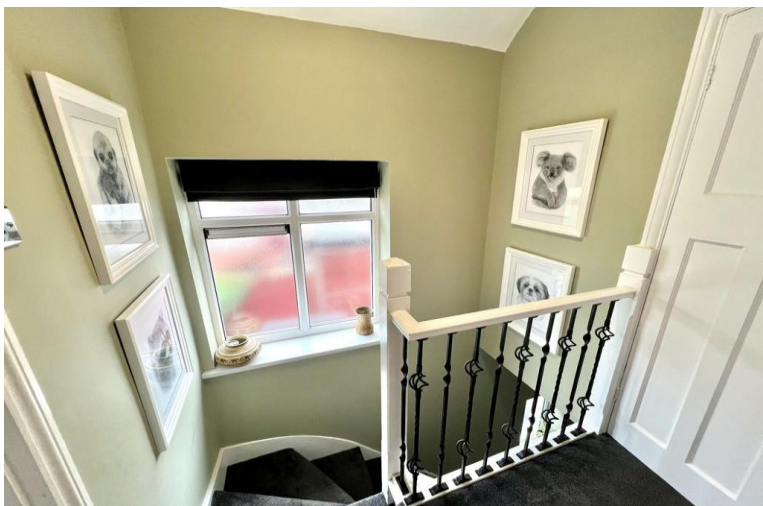
Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point and doors leading off to

South Facing Rear Garden

Having a paved patio, lawned area, gravelled area, fencing to boundaries, timber potting shed, further paved patio and side gate access



Bedroom One to Front

14' 5" x 10' 2" (4.4m x 3.1m) With double glazed bay window to front elevation, radiator, laminate flooring and ceiling light point



Bedroom Two to Rear

12' 1" x 9' 10" (3.7m x 3.0m) With double glazed window to rear elevation, radiator, laminate flooring, ceiling light point and cupboard housing Ideal boiler

Bedroom Three to Front

7' 10" x 5' 10" (2.4m x 1.8m) With double glazed window to front elevation, radiator, laminate flooring and ceiling light point

Family Bathroom to Rear

8' 2" x 6' 2" (2.5m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and vanity wash hand basin, obscure double glazed windows to side and rear, tiling to water prone areas, ladder style radiator, extractor and ceiling light point

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC