



smarthomes

Chaffcombe Road

Sheldon, Birmingham, B26 3YD

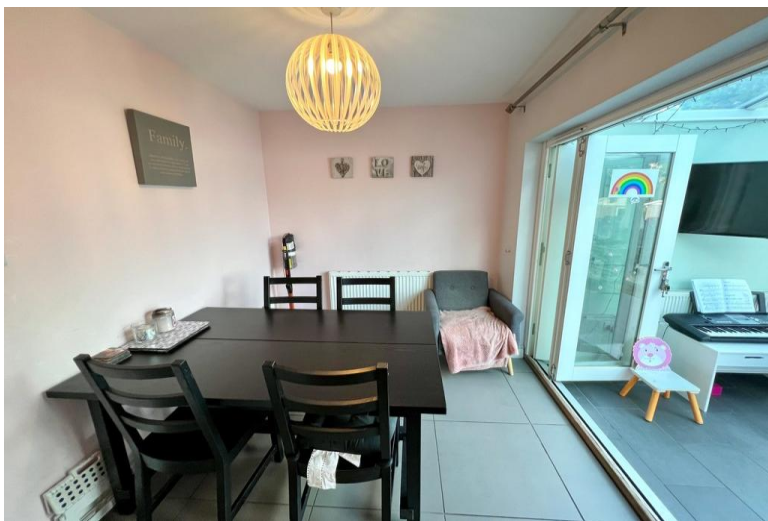
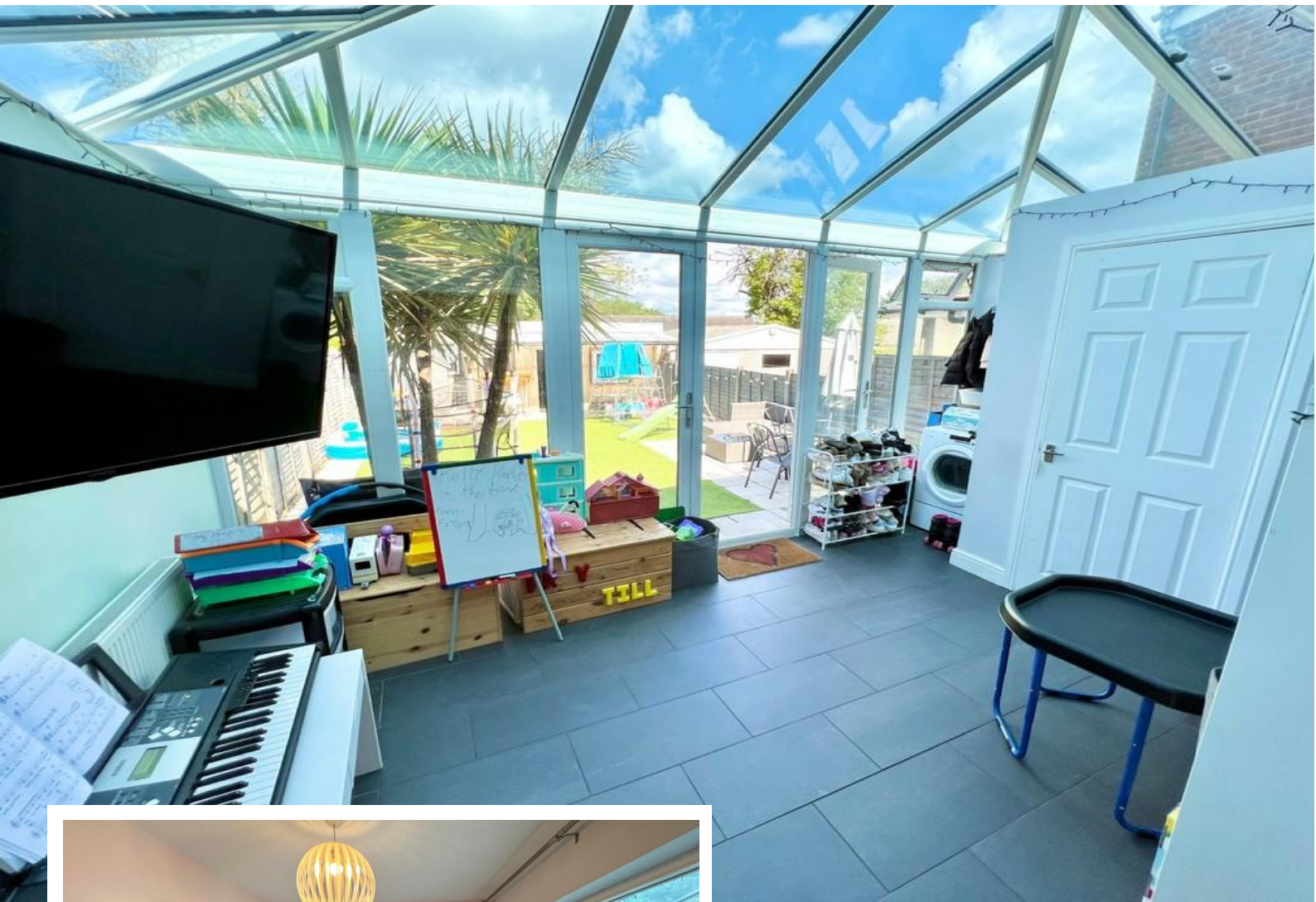
- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Dining Kitchen, Lounge & Conservatory
- Contemporary Family Bathroom
- Low Maintenance Landscaped Rear Garden With Play-Room

£245,000

EPC Rating - 54

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 gated side access and canopy porch with double glazed composite front door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, obscure double glazed window to side, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

18' 8" x 11' 1" (5.7m x 3.4m) With double glazed bay window to front elevation, radiator, wood effect flooring and ceiling light point



Dining Kitchen to Rear

17' 0" x 11' 9" (5.2m x 3.6m) 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 five ring range style cooker with extractor canopy over, space and plumbing for dishwasher, space for fridge freezer, useful under-stairs storage cupboard with plumbing, radiator, ceiling light points, tiled flooring, double glazed window to rear and folding double glazed doors leading through to



Conservatory

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed windows, glazed roof, tiled flooring, wall lighting, radiator, TV aerial, double glazed French doors leading out to the rear garden and door to

Guest WC

With low flush WC, corner sink with tiled splashback, obscure double glazed window to side, ceiling light point and tiled flooring

Accommodation on the First Floor

Landing

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



Bedroom One to Rear

11' 9" x 10' 9" (3.6m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

12' 1" x 10' 2" (3.7m x 3.1m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

Bedroom Three to Front

7' 10" x 6' 6" (2.4m x 2.0m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point





Contemporary Family Bathroom to Rear

8' 6" x 5' 10" (2.6m x 1.8m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower, additional handheld shower attachment and glazed screen, low flush WC and feature vanity sink with storage below, obscure double glazed window to rear, tiling to water prone areas, cupboard housing Vaillant boiler, ladder style radiator, laminate flooring and spot lights to ceiling

Low Maintenance Landscaped Rear Garden

With paved patio, artificial lawned area, fencing to boundaries, outside tap, side gate access to driveway, timber shed and access to



Converted Garage/Playroom

23' 7" x 18' 4" (7.2m x 5.6m) With UPVC obscure double glazed door to garden, double glazed windows, laminate flooring, power points, ceiling light points, electric wall heater and bar area with base cupboards, laminate work-surfaces and space for under-counter fridge

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(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

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.