



93 Downfield Road
Sheldon , Birmingham, B26 2TU

- 4 Bedrooms
- Reception area
- Lounge
- Kitchen/Diner

Guide Price £250,000
EPC Rating 'TBC'





Property Description

4 Bedroom Semi Detached Property in Sheldon
Chain Free !!

This property has a lot of potential and briefly comprises of hallway, lounge, kitchen/ Diner, separate WC .To the first floor Four bedrooms and family bathroom. Also benefitting from central heating, front and rear gardens and a garage. Situated close to local schools shops and transport links this is an ideal first time buy or investment property.

Ground Floor

Porch

Window to rear, window to side, door to:





Reception Room

3.27m (10'9") x 3.02m (9'11")

Window to rear, window to side, radiator, open plan to:

Storage cupboard housing the utility meters and the fuse board, door to:



Lounge

4.98m (16'4") x 3.78m (12'5")

Window to rear, radiator, and Various PowerPoints, open plan to:



Kitchen/Diner

6.37m (20'11") x 2.95m (9'8")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with mixer tap, two windows to front, radiator, open plan to UPVC double glazed rear door.



Hallway

Storage cupboard under the stairs, stairs.

WC

Window to side, fitted with two piece suite pedestal wash hand basin and low-level WC.

Garage

Attached single garage with up and over access door and access to rear garden .



First Floor

Landing

Window to side, doors to.

Bedroom 1

4.17m (13'8") x 3.83m (12'7") max plus 0.23m (0'9") x 0.23m (0'9")

Window to rear, radiator and various PowerPoints.



Bedroom 2

3.22m (10'7") x 3.05m (10') plus 0.14m (0'5") x 0.14m (0'5")

Window to rear, radiator, and various PowerPoints.



Bedroom 3

3.85m (12'7") x 2.59m (8'6") Window to front, radiator, and various PowerPoints.

Bedroom 4

2.67m (8'9") x 1.89m (6'2")

Window to front, radiator, and various PowerPoints.



Bathroom

Fitted with three piece suite comprising bath, wash hand basin and recessed shower area, window to front, Storage cupboard.



Outside Space

To the front :

Driveway suitable for 2 cars with double gates
Brick wall and hedging to edges

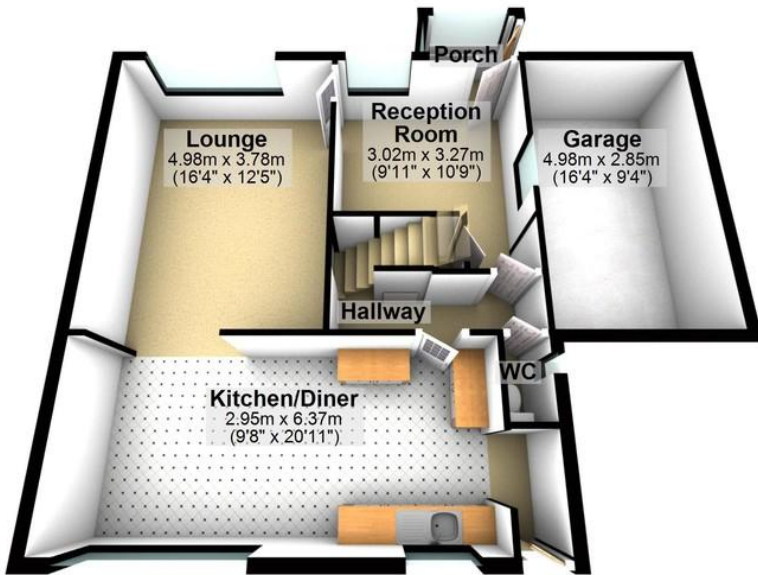


To The Rear:

Enclosed rear Garden mainly laid to lawn with various shrubs and plants and a patio area.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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