



**Black and White**  
CLEARLY A BETTER SERVICE

80 HENGHAM ROAD, SHELDON , BIRMINGHAM, B26 2EY  
OFFERS OVER £245,000





New to the market this 3-bedroom End Terraced property with driveway is not to be missed, close to local schools' shops and transport links.

The property briefly comprises of Lounge, Kitchen/Diner, Utility space, Downstairs WC 3 Bedrooms, Shower Room, Driveway and enclosed rear garden.

#### **Ground Floor**

On approach via the Block Paved driveway with space for 2 cars you enter through

#### **Porch**

UPVC double glazed window to side, uPVC double glazed entrance double door, uPVC double glazed entrance door to leading to:

#### **Hallway**

Housing Utility and meter cupboard, radiator, stairs, doors to:

#### **Lounge** 4.31m (14'2") x 3.54m (11'7")

Fitted with laminate flooring, UPVC double glazed bay window to front, radiator and various PowerPoints.



**Kitchen/Dining Room** 6.20m (20'4") x 3.13m (10'3")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, Space for Cooker with Extractor hood over, two uPVC double glazed windows to rear, radiator, uPVC double glazed back door to:

**Rear Porch**

Upvc double glazed Window to side, open plan to Utility Area, uPVC double glazed rear door, door to:

**WC**

UPVC double glazed window to rear, fitted with low-level WC.

**Utility Area** 1.74m (5'8") x 1.16m (3'10")

Fitted with a with worktop space over, plumbing for washing machine, space for tumble dryer.

**First Floor**

**Shower Room** Fitted with three-piece suite comprising shower cubicle area with fitted electric shower, pedestal wash hand basin and low-level WC, uPVC double glazed window to rear and heated towel rail.

**Landing**

Fitted carpet Throughout Doors to.

**Bedroom 1** 3.85m (12'8") x 3.66m (12') 0.10m

Fitted carpet Throughout, 2 UPVC double glazed windows to front, Built in wardrobe/Storage space, and various PowerPoints

**Bedroom 2** 3.59m (11'9") x 2.41m (7'11")

Fitted carpet Throughout, UPVC double glazed window to rear, Built in wardrobe/Storage space, radiator and various PowerPoints.

**Bedroom 3** 2.49m (8'2") x 2.38m (7'10") 0.10m

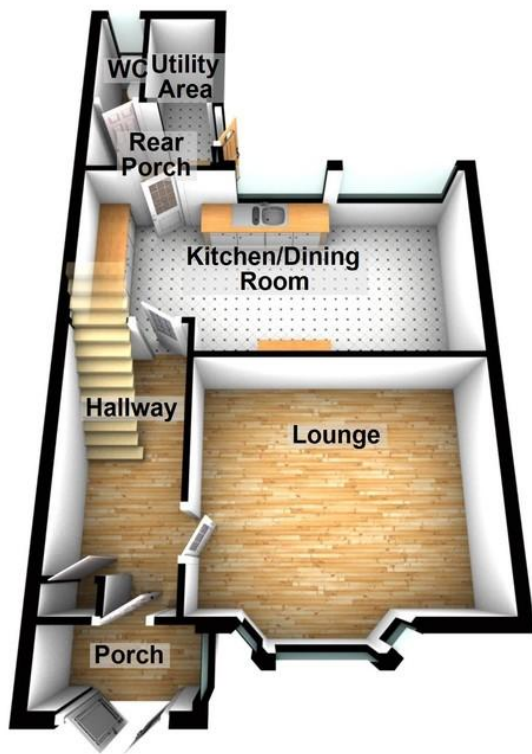
Fitted carpet Throughout, UPVC double glazed window to front, radiator and various PowerPoints.

**OUTSIDE:** To the front, Block paved driveway private garden with a variety of plants and shrubs.

Enclosed private rear garden mainly laid to lawn with Paved Patio area.



### Ground Floor



### First Floor

