



smarthomes

## Leys Wood Croft

Sheldon, Birmingham, B26 3BT

- An Extremely Well Presented Semi-Detached Property
- Two Double Bedrooms
- Conservatory
- Re-Fitted Shower Room

**£225,000**

EPC Rating - 57

Current Council Tax Band- B





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking with three padlocked security bollards extending to a composite front door with anti-snap locks and a UPVC double glazed window to side leading into

### Enclosed Porch

With laminate flooring, ceiling spot lights and a further UPVC double glazed door with anti-snap locks leading to

### Entrance Hallway

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



### **Through Lounge/Diner**

21' 3" x 11' 5" max (6.5m x 3.5m max) With a UPVC double glazed bow window to front, living flame gas fire with marble hearth, laminate flooring, two wall mounted radiators, wall light points and UPVC double glazed French doors with anti-snap locks leading to

### **Conservatory**

12' 1" x 7' 10" (3.7m x 2.4m) With double glazed windows, two Velux roof windows, wall mounted radiators, ceiling light point and spot lights and double glazed French doors with anti-snap locks leading out to the rear garden



### **Fitted Kitchen to Rear**

8' 6" x 8' 2" (2.6m x 2.5m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and newly fitted oven below. Space and plumbing for washing machine, breakfast bar, tiling to splash back areas, laminate flooring, radiator, ceiling spot lights, UPVC double glazed window to the rear aspect and a UPVC door with anti-snap locks to



### **Utility Room**

9' 2" x 3' 11" (2.8m x 1.2m) With fitted base units with a work surface over, UPVC double glazed door with anti-snap locks and window to rear, laminate flooring and ceiling spot lights

### **Landing**

With ceiling light point, airing cupboard, obscure double glazed window to side and access to a decorated, boarded and carpeted loft space via a drop down ladder with Velux roof windows and electricity



### **Bedroom One to Front**

14' 9" x 9' 10" (4.5m x 3m) With two double glazed windows to front elevation, laminate flooring, radiator, ceiling light point and a built in storage cupboard



### Bedroom Two to Rear

11' 5" x 11' 1" (3.5m x 3.4m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

### Re-Fitted Shower Room to Rear

7' 10" x 5' 2" (2.4m x 1.6m) Being re-fitted with a modern white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Two chrome heated towel rails, tiling to full height, laminate flooring, ceiling spot lights and two obscure double glazed windows to the rear elevation

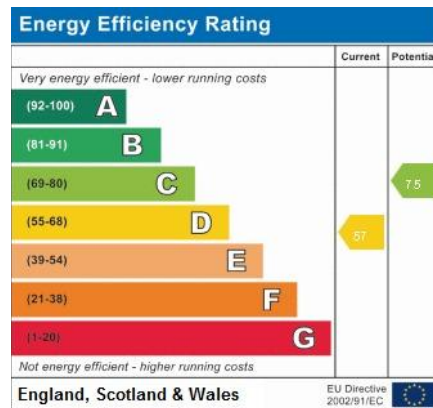
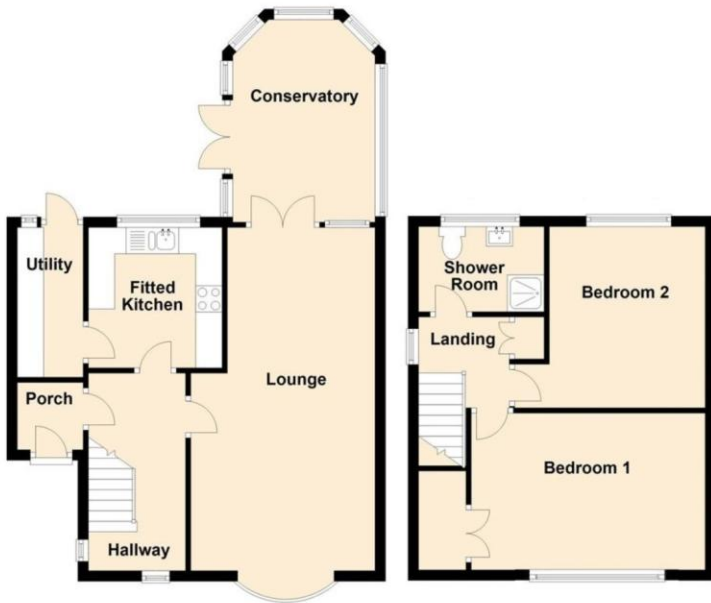
### Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, planted shrub borders, external lighting, timber storage shed and access to a further storage room



### 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 - B



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