



smarthomes

Cranes Park Road

Sheldon, Birmingham, B26 3SU

- A Well Maintained Semi-Detached Property
- Two Double Bedrooms
- Two Reception Rooms
- No Upward Chain

£190,000

EPC Rating - D

Current Council Tax Band - B





Property Description

The property is set back from the road behind a lawned fore garden with planted shrubs and bushes, brick wall to front and side boundaries and a paved footpath extending to UPVC double glazed door leading into

Enclosed Porch

With flagged flooring and a further hardwood door leading to

Entrance Hallway

With a single glazed obscure window to side, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading off to





Lounge to Front

13' 1" x 12' 9" (4m x 3.9m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and a living flame gas fire with marble hearth and a wooden surround



Dining Room to Rear

10' 2" x 9' 10" (3.1m x 3m) With UPVC double glazed window overlooking rear garden, wall mounted radiator, ceiling light point, laminate flooring and door to

Fitted Kitchen to Rear

9' 10" x 7' 6" (3m x 2.3m) 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. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling light point, UPVC double glazed window to the rear aspect and a UPVC double glazed door leading to



Covered Side Passage

With doors to the front and rear of the property

Landing

With ceiling light point, obscure double glazed window to rear, over stairs storage cupboard, loft hatch and doors leading off to



Bedroom One to Front

12' 1" x 11' 5" (3.7m x 3.5m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

10' 5" x 9' 2" (3.2m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point



Modern Dual Aspect Bathroom

10' 2" x 3' 11" (3.1m x 1.2m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling spot lights, obscure UPVC double glazed oriel window to the front elevation and a further obscure UPVC double glazed window to side

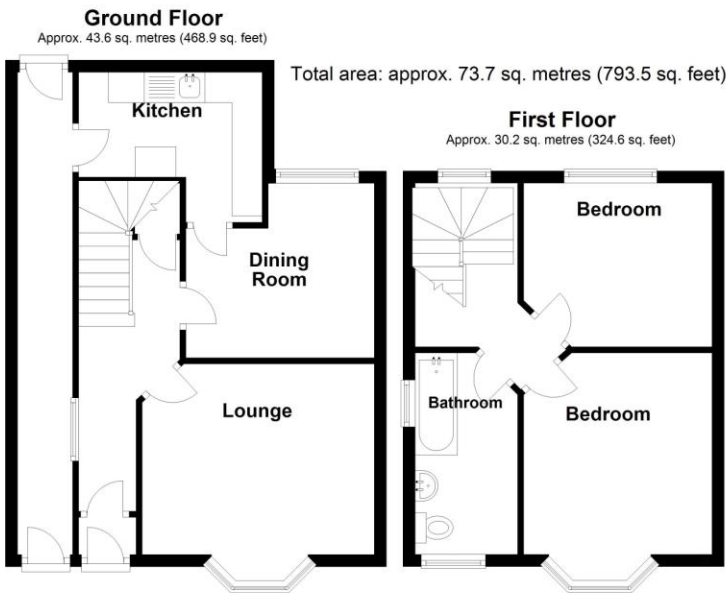


Rear Garden

Being mainly laid to lawn with a concrete patio area, well stocked shrub borders, panelled fencing to boundaries, timber storage shed and a paved parking area being accessed by side hung wooden doors via a shared rear service road

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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(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

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