



88 Sunnymead Road

Sheldon, Birmingham, West Midlands, B26
1LL

Asking Price Of £245,000

**** NO CHAIN ** THREE BEDROOM SEMI DETACHED HOME **** This three bedroom home briefly comprises, entrance porch, hallway, through lounge/diner, extended kitchen, small garage/store, modern bathroom, central heating, double glazing, front & rear gardens.



Property Features

- NO CHAIN
- THREE BEDROOMS
- Great location close to all transport Links & shops
- VERY GOOD SIZE
- MODERN FAMILY BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING
- CONVENIENT LOCATION FOR ALL LOCAL AMENITIES

Full Description

PORCH

Double glazed door to front & further door onto:

HALLWAY

Stairs, radiator, storage and doors off to:

THROUGH LOIUNGE/DINER

10' 10" x 26' 1" (3.305m x 7.97m)

Double glazed bay window, double glazed window and door to rear garden, radiators.

EXTENDED KITCHEN

15' 6" x 11' 5" (4.74m x 3.48m)

Double glazed window and two doors to rear garden, a range of wall mounted and base units, integrated hob, oven and extractor, spaces for further appliances, central pillar

and door to garage/store.

LANDING

Double glazed window and doors off to:

BEDROOM ONE

12' 11" x 8' 1" (3.94m x 2.48m)

Double glazed window, wardrobes and radiator.

BEDROOM TWO

Double glazed window and radiator.

BEDROOM THREE

Double glazed window, wardrobes and radiator.

BATHROOM

Obscure double glazed window, panelled bath with shower over, low level flush WC, sink encased in vanity unit, tiling to splash prone areas.

REAR GARDEN

Patio area, lawn area, stone area & pathway, some fencing to boundaries.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

57 Warwick Road
Solihull
West Midlands
B92 7HS

www.encsasagroup.co.uk
info@encsasagroup.co.uk
0121 272 4848

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