



smarthomes

Brays Road

Sheldon, Birmingham, B26 1NS

- A Well Presented & Extended Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Family Kitchen

Offers Over £300,000

EPC Rating 58

Current Council Tax Band

%councilTaxBand%





Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to UPVC double glazed door to ground floor bedroom and UPVC double glazed front door leading through to

Entrance Hall

With ceiling light point, double glazed sky-light, wood effect flooring, radiator and door through to hallway with stairs leading to the first floor accommodation, ceiling light point, radiator, wood effect flooring and doors leading off to

Reception Room One to Front

13' 2" x 12' 3" max (4.01 x 3.73) With ceiling light point, radiator, double glazed bay window to front elevation with integrated blinds, wood effect flooring and power points incorporating USB ports



Reception Room Two

12' 2" x 10' 6" (3.71m x 3.2m) With ceiling spot lights, radiator, wood effect flooring and glazed doors leading through to

Re-Fitted Family Kitchen to Rear

22' 4" x 20' 8" (6.81m x 6.3m) Being re-fitted with a range of high gloss, handle-less wall, drawer and base units with complementary work surfaces and matching backsplash, composite sink and drainer unit with mixer tap, four ring Bosch hob, inset eye-level oven and grill, integrated dishwasher and fridge freezer, radiator, spot lights to ceiling, wood effect flooring, double glazed window to rear, double glazed folding doors leading out to the rear garden, door to ground floor shower room and door to



Utility Room

6' 3" x 5' 7" (1.91m x 1.7m) With work surfaces, space and plumbing for washing machine and tumble dryer, extractor and Worcester Bosch combination boiler

Ground Floor Shower Room

8' 10" x 6' 3" (2.69m x 1.91m) Being fitted with low flush WC, pedestal wash hand basin, shower area with thermostatic rainfall shower and additional shower fitment, floor drain, non-slip flooring, under-floor heating, aqua-panelling to walls, ceiling light point and door to



Ground Floor Bedroom Four to Front

16' 1" x 6' 3" (4.9m x 1.91m) Having independent access with UPVC obscure glazed door to driveway, radiator, under-floor heating and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, loft access with ladder, over-stairs storage cupboard and doors leading off to

Bedroom One to Front

13' 5" x 9' 6" (4.09m x 2.9m) With ceiling light point, radiator, double glazed bay window with integrated blinds to front elevation and fitted wardrobes with sliding mirrored doors





Bedroom Two to Rear

9' 6" x 9' 2" (2.9m x 2.79m) With ceiling light point, radiator, double glazed window to rear elevation

Bedroom Three to Rear

9' 2" x 7' 3" (2.79m x 2.21m) With ceiling light point, radiator, coving to ceiling and double glazed window to rear elevation

Family Bathroom

6' 11" x 6' 11" (2.11m x 2.11m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling and aqua-panelling to water prone areas, wood effect flooring, obscure double glazed windows to side and front elevations, extractor fan, radiator and ceiling light point



Pleasant Rear Garden

Being mainly laid to lawn with composite decked patio area with steps down to paved patio and paved pathway, raised borders, fencing to boundaries, Summer house and brick built storage shed with double glazed windows and door



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 - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(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
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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.