



smarthomes

Goldthorne Avenue

Sheldon, Birmingham, B26 3LA

- A Semi Detached Property In Need Of Modernisation
- South East Facing Rear Garden With Double Garage To Rear
- No Upward Chain
- Three Bedrooms

Offers Over £230,000

EPC Rating 55

Current Council Tax Band C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to double glazed composite front door leading into

Enclosed Porch

With tiled flooring and original obscure glazed door leading through to

Entrance Hallway

With ceiling light point, coving to ceiling, radiator, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

15' 1" x 12' 1" (4.6m x 3.7m) With double glazed bay window to front elevation, radiator, ceiling light point and fireplace with wooden surround



Reception Room Two to Rear

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed bay incorporating double glazed door leading through to the lean-to, ceiling light point, coving to ceiling, radiator and tiled gas fireplace with wooden surround



Kitchen to Rear

10' 9" x 5' 2" (3.3m x 1.6m) Being fitted with a range of wall and base units with laminate work surfaces, sink and double drainer unit with mixer tap, tiling to splashback areas, space for gas cooker and fridge freezer, ceiling light point, tiled flooring, useful pantry, obscure double glazed window to side and glazed door leading through to

Lean-To

13' 9" x 8' 10" (4.2m x 2.7m) With wooden door leading to side passage, access to WC with low flush WC and obscure window, two useful storage cupboards, windows to rear, glazed door to rear garden, polycarbonate roof, ceiling light point and power points



Accommodation on the First Floor

Landing

With ceiling light point, radiator, coving to ceiling, loft access, obscure double glazed window to side and doors leading off to

Bedroom One to Front

15' 1" x 12' 1" (4.6m x 3.7m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Two to Rear

13' 1" x 8' 10" (4.0m x 2.7m) With double glazed window to rear elevation, radiator, built-in wardrobe and ceiling light point



Bedroom Three to Front

8' 2" x 6' 6" (2.5m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point



Four Piece Family Bathroom to Rear

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a four piece suite comprising; panelled bath with electric shower over, low flush WC, bidet and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to side, radiator and ceiling light point

South East Facing Rear Garden

Being mainly laid to lawn with paved patio, concrete pathway, fencing and hedging to boundaries, mature trees, shrubs and bushes and access to garage

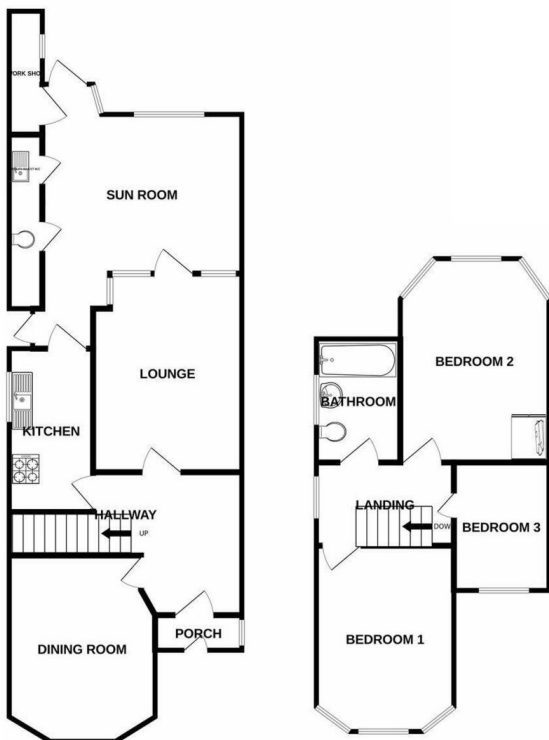


Double Garage to Rear

19' 0" x 16' 0" (5.8m x 4.9m) Being accessed via rear service road with electric up and over metal garage door, ceiling light point, power points, double glazed window and obscure glazed wooden door to garden

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		
(69-80)	C		80
(55-68)	D	55	
(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

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.