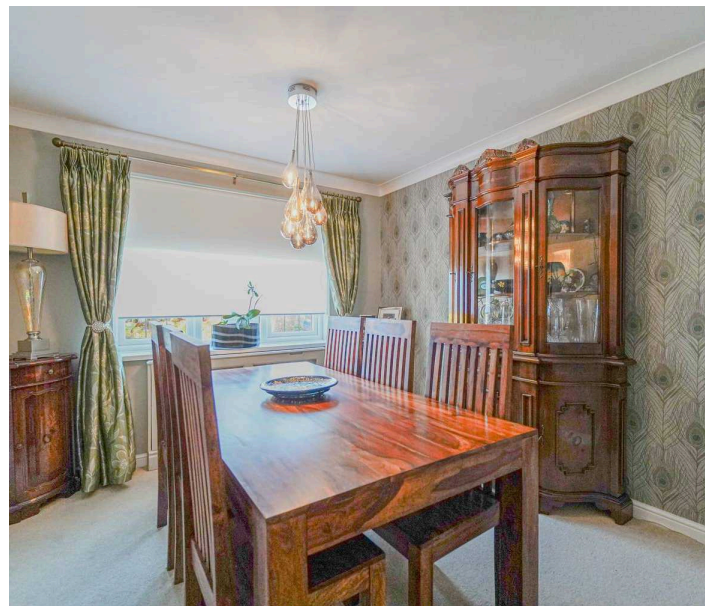




Kingfisher Close, Sheldon

Guide Price £390,000





PROPERTY OVERVIEW

Nestled on a quiet cul-de-sac within a highly desirable location, this immaculately presented four-bedroom detached family home. As you step into the property, you are greeted by a spacious hallway that sets the tone for the living spaces that await. The ground floor effortlessly combines functionality and charm, starting with a delightful fitted kitchen boasting ample work surfaces and an adjacent practical utility room. The kitchen seamlessly flows into a conservatory, offering a tranquil space to relax and enjoy views of the rear garden. The ground floor further impresses with a generously sized living room, extended to include a large bay and double doors that open out to the rear garden, a large dining room perfect for entertaining, and a converted garage currently serving as a versatile home office but with potential for a fifth bedroom or additional family room. Ascending the stairs, the first floor hosts four bedrooms, each offering comfort and privacy. The principal bedroom stands out with its considerable size and en-suite facilities. The remaining bedrooms are well-served by a family bathroom, ensuring convenience for the entire household.



Beyond the confines of the property, a beautifully maintained rear garden beckons with a lush lawn section and a peaceful patio seating area, ideal for outdoor relaxation or al fresco dining. Completing the picture, the driveway provides ample parking for multiple vehicles, ensuring convenience for residents and visitors alike. This exceptional property presents an opportunity to embrace a lifestyle of comfort, sophistication, and functionality in a sought-after location. With its well-appointed living spaces and charming features, this family home is sure to captivate those in search of a place to call their own. Arrange a viewing today and discover the endless possibilities this residence has to offer.

PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham International Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: E

Tenure: Freehold





- Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Immaculately Presented Throughout
- Delightful Kitchen With Utility Room
- Conservatory, Dining Room & Extended Living Room
- Converted Garage Into Versatile Home Office
- Principal Bedroom With Ensuite
- Family Bathroom
- Westerly Facing Rear Garden

HALLWAY

WC

6' 7" x 3' 3" (2.01m x 0.99m)

LIVING ROOM

15' 1" x 15' 1" (4.60m x 4.60m)

DINING ROOM

10' 10" x 9' 8" (3.30m x 2.95m)

HOME OFFICE

16' 9" x 8' 0" (5.11m x 2.44m)

KITCHEN

10' 6" x 9' 8" (3.20m x 2.95m)

UTILITY ROOM

6' 7" x 5' 3" (2.01m x 1.60m)

CONSERVATORY

9' 2" x 8' 2" (2.79m x 2.49m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 13' 0" (4.34m x 3.96m)

ENSUITE

6' 1" x 4' 9" (1.85m x 1.45m)

BEDROOM TWO

13' 11" x 9' 0" (4.24m x 2.74m)



BEDROOM THREE

11' 2" x 9' 1" (3.40m x 2.77m)

BEDROOM FOUR

8' 8" x 7' 7" (2.64m x 2.31m)

BATHROOM

6' 7" x 6' 5" (2.01m x 1.96m)

TOTAL SQUARE FOOTAGE

128.0 sq.m (1378 sq.ft) approx.

OUTSIDE THE PROPERTY

BEAUTIFUL MAINTAINED REAR GARDEN

PATIO SEATING AREA

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Rangemaster free standing cooker, extractor, Bosch fridge, Bosch dishwasher, two garden sheds, all carpets and blinds, some light fittings and fitted wardrobes in one bedroom.

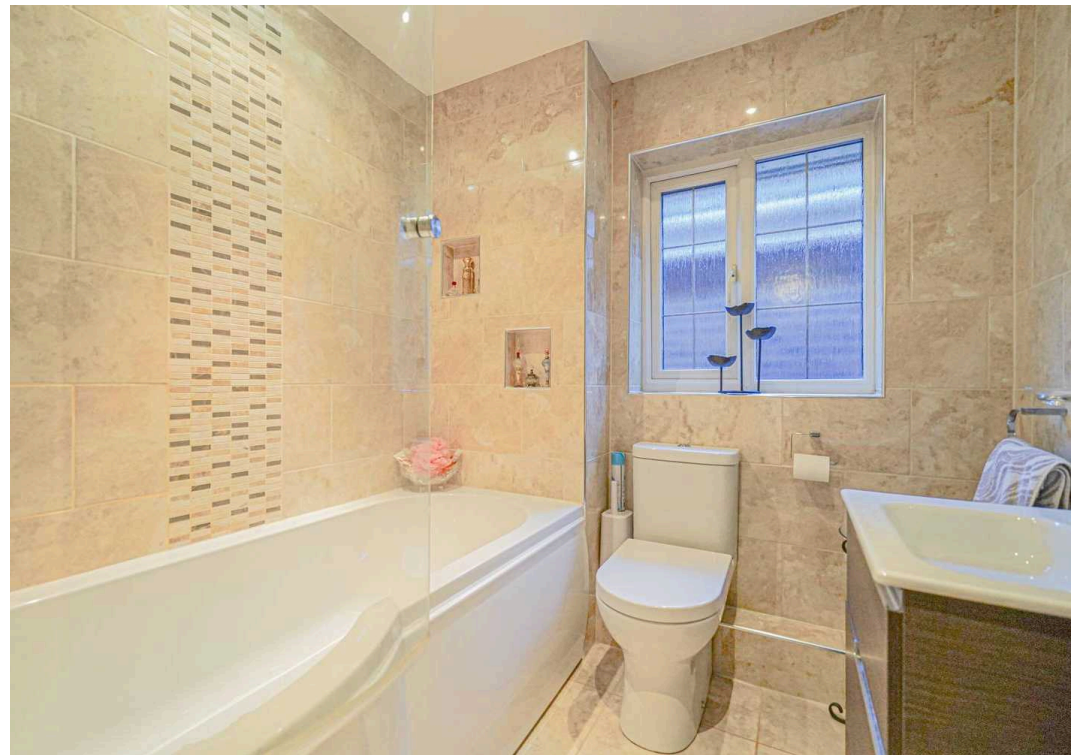
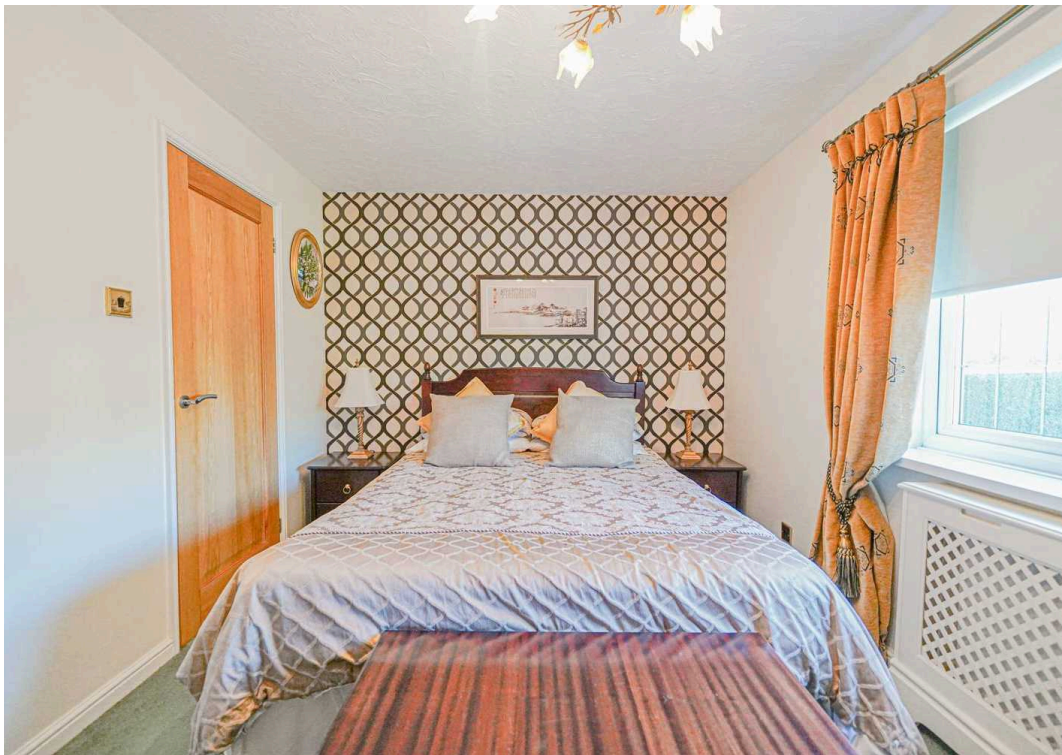
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers, water on meter. Broadband - FTTP (fibre to the premises). Loft space - boarded.

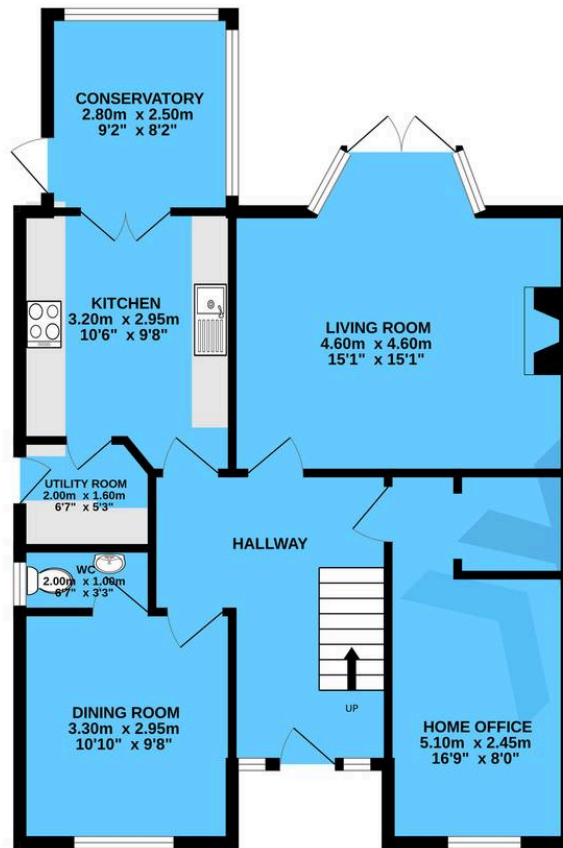


INFORMATION FOR POTENTIAL BUYERS

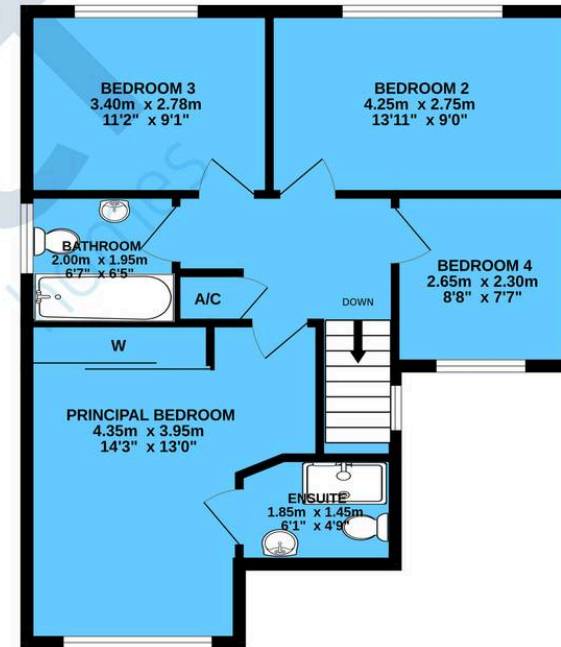
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 128.0 sq.m. (1378 sq.ft.) approx.

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.

Made with Metropix ©2024

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

