

NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

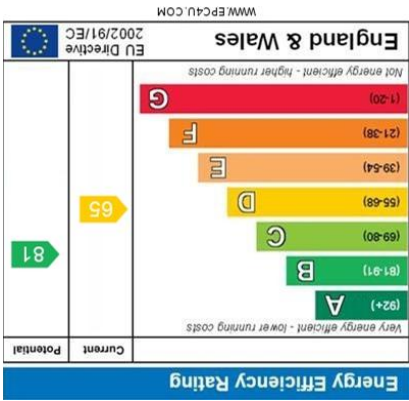


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Castle Bromwich | 0121 241 1100



- SOUGHT AFTER LOCATION
- THREE BEDROOM SEMI DETACHED
- WELL PRESENTED
- LOW MAINTENANCE FRONT GARDEN
- LANDSCAPED REAR GARDEN

Sheldon Heath Road, Sheldon, Birmingham, B26 2DP

Offers Over £250,000



Property Description

What a wonderfully presented three bedroom semi detached home on the ever popular Sheldon Heath Road. This home is aesthetically pleasing as soon as you lay eyes on it, having a lovely frontage with steps down and low maintenance front garden, porch and access to hallway, lovely lounge with wooden floor and dining area, modern style kitchen and extension to rear which can be used as utility/office room, three bedrooms to first floor all with wardrobes and refitted bathroom, rear garden has been tastefully landscaped and will be a gardeners paradise. Do not miss out on this fabulous opportunity by calling Green and Company to arrange your viewing.

Set back off Sheldon Heath Road with low maintenance frontage and steps down to the property.

PORCH With tiled floor and wall light.

HALL Is a lovely room with laminate flooring, window to side with blinds, utilities cupboard, stairs to first floor, doors to lounge and kitchen.

LOUNGE 11'9" x 14'3" (3.58m x 4.34m) Situated to front of home with wood flooring, window to front, blinds, leading to dining area with wood flooring, window to rear and radiator.

KITCHEN 7'8" x 12'9" (2.34m x 3.89m) Is a modern spacious room with space downstairs, modern style wall and base units, coffee station, laminate flooring, hob, oven, tiled splashback, window to rear with blinds, door to dining area, doors to office/utility and also benefitting new boiler.

OFFICE/UTILITY 9'0" x 6'3" (2.74m x 1.91m) Is a lovely room with velux window, spotlights, window to rear, tiled floor and door to garden.

LANDING Is a generous size with beautiful cosmetic décor, window to side with blind, loft access, airing cupboard and doors to bedrooms and bathroom.

BEDROOM ONE 11'3" x 12'5" (3.43m x 3.78m) Is situated to the front with window, radiator and built in single wardrobe.

BEDROOM TWO 7'11" x 12'4" (2.41m x 3.76m) Is situated to rear with window, laminate flooring, radiator and built in single wardrobe.

BEDROOM THREE 8'3" x 7'10" (2.51m x 2.39m) Is to front, laminate flooring and single cupboard.

BATHROOM Is refitted with marble effect laminate flooring, bath with shower attachment, back to wall WC, vanity sink, window to rear with blinds, laminate ceiling with spotlights, radiator and half tiled walls with mosaic border.

REAR GARDEN Is a landscaped area and really lovely with paved patio, steps up to additional seating area, lawn, brick borders, gravel to rear and a selection of trees and shrubbery.

Council Tax Band B Birmingham City Council

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Central Heating
Sewerage - Mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as high

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE, Vodafone - Good outdoor and in home
O2, Three - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps.
Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 75Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100