



14 Shetland Close, Ladywood, BIRMINGHAM, B16 0RF.

Offers in the region of £260,000

An opportunity to acquire a detached property situated within 3/4 mile of Birmingham City Centre in a quiet cul-de-sac location overlooking Oratory Roman Catholic Primary and Nursery School from the front elevation. There are good commuter links into Birmingham City Centre by road available from Icknield Port Road and along Ladywood Middleway. Local shopping facilities are also nearby on Monument Road and St. John's Church is a short distance away from the property.

The detached property can be accessed by turning left at the T-Junction on Shetland Close situated at the end of a private driveway serving three other properties. Accommodation offered includes two reception rooms, four bedrooms and has uPVC double glazing and gas fired central heating and offers good sized family accommodation.

A Concrete driveway and block paved car standing area to the front of the property offering substantial parking for numerous vehicles.

The accommodation does require some updating however and is accessed via

STORM PORCH

Tiled canopy over, uPVC French Door entrance, outside light point, matting floor, gas and electric meter cupboards, obscure uPVC double glazed door with matching side panels opening into

RECEPTION HALL

Central heating radiator, modern circuit breaker fuse board, British Gas wall mounted thermostatic central heating control

'L' SHAPED UNDERSTAIRS STORAGE CUPBOARD

Fitted burglar alarm control panel and coat hook rail

CLOAKROOM

Close coupled W.C. and toilet cistern, corner wash-hand basin, hot and cold taps, ceramic tiled splashes extending to tiled vanity shelf, double door mirrored vanity cupboard, central heating ladder towel rail and double glazed window.

LOUNGE - 19'5 x 12'0 (5.92m x 3.66m)

Feature brick built fireplace extending full-width of the lounge providing slated tile topped T.V. and Hi-Fi plinths, matching slate tile topped hearth with fitted gas fire, two wall light point, two ceiling light points, coving to ceiling, two central heating radiators, double glazed window and double glazed three-sided bow window having display shelf

DINING ROOM - 12'1 x 8'11 (3.68m x 2.72m)

Double glazed window, central heating radiator



KITCHEN - 10'3 x 10'9 min (3.12m x 3.28m min)

A range of cream faced kitchen cupboards fitted on three sides including drawer stack unit with two plastic moulded cutlery trays, plumbing installed for automatic washing machine and dishwasher, work-top surface areas over containing Electrolux four-ring gas hob and cream one and half bowl sink with stainless steel mixer tap. Ceramic tiled splashes extending to matching high-level wall mounted storage cupboards to two walls including lighting and pelmet rails, full height cooker housing with Electrolux double oven and grill with storage cupboards over and below, double central heating radiator, tile effect linoleum flooring extending to part-double glazed uPVC door with matching double glazed window to side opening into

CONSERVATORY - 9'2 x 5'9 (2.79m x 1.75m)

Double glazed windows to two sides mounted on a low level brickwall, Corex pitched roof and part-double glazed door opening onto rear patio and garden, wall light point, additional uPVC part double glazed door opening into

SIDE GARAGE - 16'7 x 8'11 (5.05m x 2.72m)

Metal up-and-over door, fitted shelving and open storage to eaves, wall mounted British Gas Bosch Worcester central heating boiler with built-in thermostatic controls for heating and water with additional time-clock control to side, cold water courtesy tap, part glazed uPVC door also opening onto rear garden.

Winding staircase and handrails to half-landing with double glazed window extending to full landing, access to loft space and storage cupboard off with three slatted shelves.

BEDROOM 1 (Rear) - 12'6 x 10'1 min (3.81m x 3.07m min)

Built-in wardrobes to recess with two wardrobes with long hanging and storage space over, central unit containing fitted shelving and additional storage over. Double glazed window and central heating radiator.

BEDROOM 2 (Front) - 12'2 x 9'8 (3.71m x 2.95m)

Double glazed window, central heating radiator

BEDROOM 3 (Rear) - 12'2 x 9'8 (3.71m x 2.95m)

Double glazed window, central heating radiator

BEDROOM 4 (Rear) - 13'2 x 7'0 (4.01m x 2.13m)

Double glazed window, central heating radiator

BATHROOM - 6'5 x 6'2 (1.96m x 1.88m)

Recently fitted disabled shower unit with walk-in shower tray, shower splash-back screen to low level, L-Shaped curtain rail, fitted padded wall-mounted seat, stainless steel thermostatic controlled adjustable shower-head and rail, white marble effect shower splash-back boards extending to side wall with Avocado pedestal wash-hand basin, close coupled W.C. and toilet cistern, part-tiled ceramic wall with double glazed over and ladder towel rail.



OUTSIDE

Well laid out and established rear garden in three distinct garden areas, the garden being L-Shaped and extending to the side of the property. Raised slabbed patio extends from Conservatory behind side garage. All three garden areas contain shaped lawns with borders containing different planting, a block paved pathway extends from the patio with narrow step-way around lawns and borders, raised brick-built bed to middle containing mature shrubs, steps leading down to small semi-circular stone-chipped garden and two outside light points.

TENURE

The agents are advised that the property is Freehold but they have not checked the legal documents to verify this. The buyer should obtain confirmation from their solicitor or surveyor.

SERVICES AND APPLIANCES

The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for the purpose. The buyer should obtain confirmation from the solicitor or surveyor.

FIXTURES AND FITTINGS

Excluded from the sale unless referred to herein.

Vacant possession on completion.


VIEWING

By arrangement with the Selling Agents

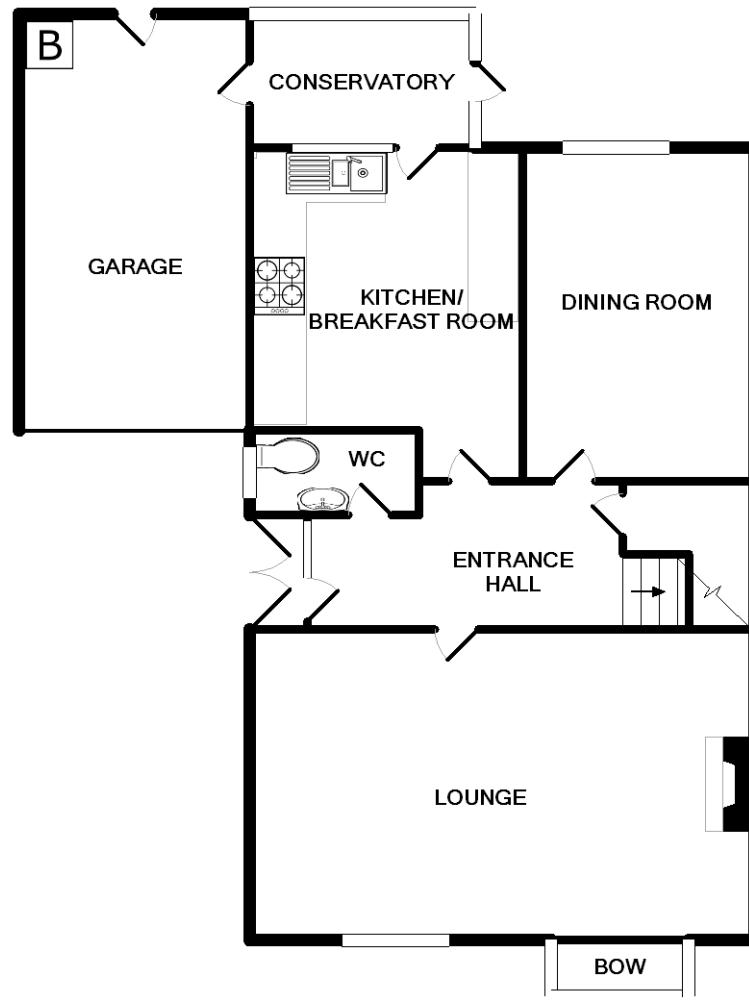
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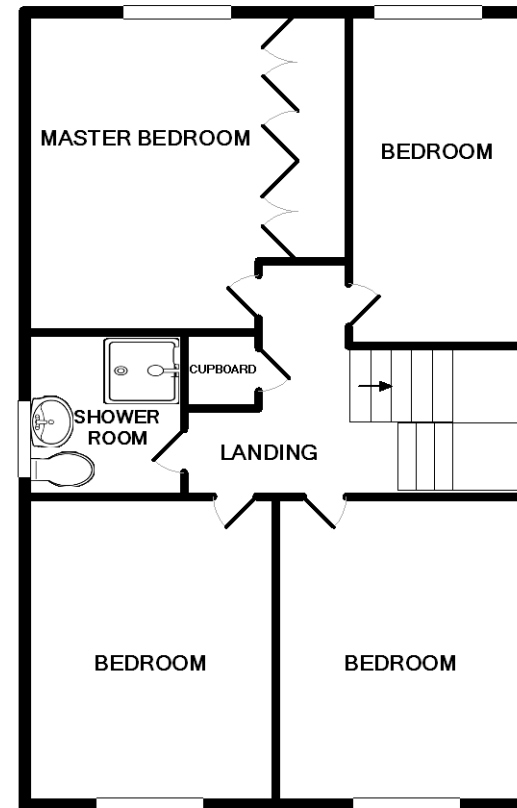
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





GROUND FLOOR



1ST FLOOR

14 SHETLAND CLOSE, LADYWOOD, BIRMINGHAM, B16 0RF

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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team

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