



130 COMMON LANE, SHELDON, B26 3DN **OFFERS AROUND £300,000**

- **Spacious Detached Bungalow**
- **Dining Room**
- **Refitted Modern Bathroom**
- **Guest WC**
- **Rear Garden**
- **Good Size Lounge**
- **Refitted Modern Kitchen**
- **Three/Four Bedrooms**
- **Ample Off Road Parking**
- **No Onward Chain**

If SIZE matters then look no further than this SUPERB bungalow which has been vastly improved by the current owners. Ideal FAMILY residence located on a very convenient road in Sheldon. This SPACIOUS and VERSATILE bungalow offers the potential purchaser ample off road parking for multiple vehicles via a block paved driveway, enclosed porch, large entrance hallway, good size lounge, dining room, refitted kitchen, three/four bedrooms, refitted bathroom and rear garden - NO ONWARD CHAIN. Call the Sheldon office today to book your viewing on 0121 742 2123.

Front

Off road parking for multiple vehicles via a large block paved driveway with access to:-

Enclosed Porch

UPVC double glazed door into porch with tiled floor and hardwood glazed door to:-

Entrance Hallway

Ceiling light point, radiator, storage cupboard and doors to:-

Lounge

22'3 max x 14'10 max (6.78m max x 4.52m max)



UPVC double glazed French doors onto garden, two UPVC double glazed bow windows to the side, UPVC double glazed patio doors onto the dining room, two radiators, power and light points and door to:-

Refitted Kitchen

12' max x 11'10 max (3.66m max x 3.61m max)



Refitted with a range of gloss wall and base units with a complimentary work surface over, inset stainless steel sink and drainer unit with mixer tap. Space for a range cooker with a large extractor hood over and integrated dishwasher. UPVC double glazed window onto dining room, power and light points, tiled floor and door to:-

Utility Room

7'3 x 7'3 (2.21m x 2.21m)

Wall mounted boiler, space and plumbing for appliances, tiled floor, power and light points and door to:-

Guest WC

Fitted with a white low level flush WC, guest wash/hand basin, tiled floor and ceiling light point.

Dining Room

17'11 x 8'6 (5.46m x 2.59m)

UPVC double glazed window to side, two velux windows to ceiling, radiator, power and light points and door to:-

Bedroom Four/Study

19'4 x 8'8 (5.89m x 2.64m)

UPVC double glazed French doors onto garden, radiator, power and light points

Bedroom One

12'4 max x 14'1 max (3.76m max x 4.29m max)



UPVC double glazed window to rear, radiator, power and light points

Bedroom Two

11'1 x 10'6 (3.38m x 3.20m)



UPVC double glazed bow window to front, radiator, power and light points

Bedroom Three **7'3 x 10'9 (2.21m x 3.28m)**



UPVC double glazed window to front, radiator, power and light points

Dressing Room/Play Room **6'5 x 10'3 (1.96m x 3.12m)**

UPVC double glazed bow window to front, radiator, power and light points

Refitted Bathroom **10'11 x 5'4 min (3.33m x 1.63m min)**



Refitted with a modern white suite comprising of panel bath, low level flush WC, pedestal wash/hand basin and double shower cubicle with waterfall shower head. Heated towel rail, complimentary tiling to a full height throughout, tiled floor, spotlights to ceiling and extractor fan

Rear Garden



Good size patio area to forefront, lawned section and fencing to perimeters.

Tenure - Freehold

We are advised that the property is freehold, but as yet we have not been able to verify this with the seller's legal representative. Any interested party should obtain verification through their legal representative.

Nearby Schools

The following schools are local to the property; St Thomas More Catholic Primary School, Lyndon Green Infant and Junior School, Stanville Primary School, Lyndon School, Cockshut Hill Technology College and King Edwards VI Sheldon Heath Academy.

Viewing

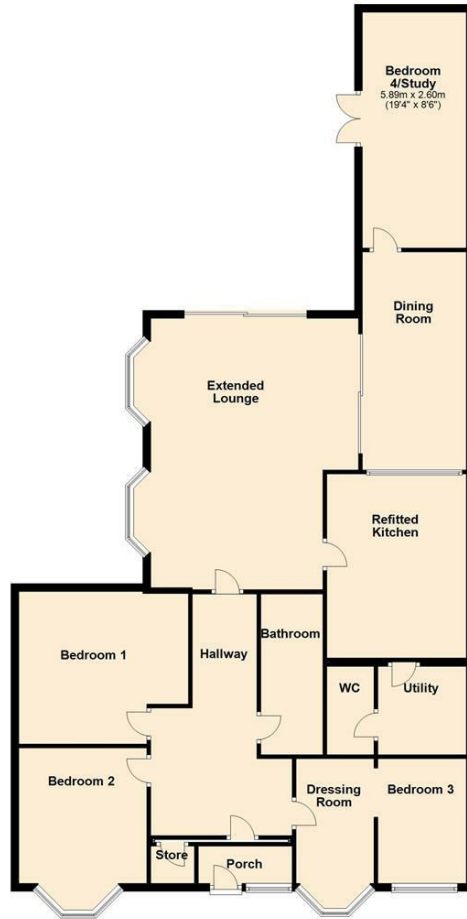
By appointment only please with the Sheldon office.

Property to Sell Sheldon

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

Floor Plan

Ground Floor
Approx: 153.4 sq. metres (1651.4 sq. feet)



Total area: approx. 153.4 sq. metres (1651.4 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

DRAFT SALES PARTICULARS

Please note that these sales particulars have not yet been verified by the vendor, therefore they may not be factually correct.

MEASUREMENTS

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		40	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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