

74 Sheldon Hall Avenue, Birmingham, West Midlands, B33 0EX

3 Bed House - Semi-Detached

Offers In Excess Of £205,000

📍 Receptions 1

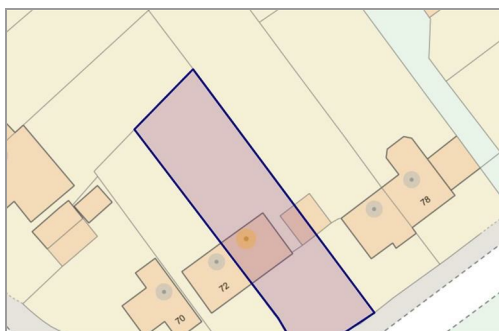
🛏 Bedrooms 3

🚿 Bathrooms 1



- A SEMI DETACHED PROPERTY PRESENTED TO A HIGH STANDARD
- THREE DOUBLE BEDROOMS
- GARAGE & OFFROAD PARKING FOR TWO VEHICLES
- STYLISH BATHROOM
- CLOSE TO LOCAL AMENITIES

- A GREAT FAMILY HOME
- WELL PRESENTED EXTENSIVE REAR GARDEN
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN WITH SPACE FOR SEPARATE SEATING AREA
- PROPERTY VIDEO TOUR AVAILABLE



ARE YOU LOOKING FOR A WELL PRESENTED AND SPACIOUS FAMILY HOME SET WITHIN A GREAT LOCATION? Then look no further! We present to you Sheldon Hall Avenue. With THREE DOUBLE BEDROOMS, GOOD SIZE MODERN KITCHEN & LOUNGE and an EXTENSIVE REAR GARDEN, this is the ideal property for a family to reside. The property also benefits from a GARAGE and OFF ROAD PARKING FOR 2 CARS, and is conveniently located by local shops and good schools. Situated in Kitts Green, Sheldon Hall Avenue is easily accessible to Birmingham City Centre and Major Transport Links.

Overview & Approach



Sheldon Hall Avenue is a fantastic three bedroom semi-detached property located in Kitts Green, situated in East Birmingham (B33).

The area of Kitts Green is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex, which are within a 5 mile radius. The property itself is within walking distance to bus stops, local shops, and train station, which connects to Birmingham International and Birmingham New Street.

Sheldon Hall Avenue is approached via a front garden with an ornamental tree and shrubs, grass lawn and a pathway leading to a canopy porch. To the side of the property is a gate allowing access through to the rear garden and an up and over garage overlooking a driveway which can accommodate two cars.

Entrance Hallway



With a window overlooking the front of the property, the Entrance Hallway includes a ceiling light and radiator point, staircase to the first floor, laminate flooring and doors leading off to:

Lounge Diner



Overlooking the front and rear of the property with coving detailing and light points to the ceiling, two radiator points, a chimney breast feature wall and laminate flooring. Two patio doors open out onto the family rear garden and a second door leads into the Kitchen.

Lounge Diner



Kitchen Seating Area



Kitchen Diner



Overlooking the front of the property, this contemporary space has been cornered off from the main Kitchen to provide an alternative seating area. It comprises a ceiling light and radiator point and laminate flooring.

Stairs & Landing



Overlooking both the front and rear of the property with a ceiling light point, matching wall and base units, brick tile splashback and worksurface and inset stainless steel sink and drainer unit. There is also a five burner gas hob with double oven and extractor hood above, space for an upright fridge freezer and plumbing for a washing machine. The Kitchen also includes a cupboard that houses the boiler, understair storage, a door into the Lounge and a patio door overlooking the rear garden.

Includes ceiling spotlights, oversized loft access with ladder and doors leading off to:

Bedroom One



Overlooking the front of the property with a ceiling light and radiator point, built in wardrobes, chimney breast wall and laminate flooring.

Bedroom Three



Overlooking the rear garden with a ceiling light and radiator point and laminate flooring.

Bedroom Two



Overlooking the front of the property with a ceiling light and radiator point, built in wardrobes and laminate flooring.

Separate WC



Overlooking the rear garden with a ceiling light point, push button WC and vinyl flooring.

Bathroom



Overlooking the rear garden with a ceiling light point, tiled walls, heated towel rail, corner bath with electric shower and concertina shower screen, modern sink vanity unit with mixer tap over and vinyl floor covering.

Rear Garden



Double doors open out onto a beautiful and extensive family rear garden with perimeter fence panels, a patio area spanning the width of the property and a grass lawn area with pathway to the side which then leads to a second area with artificial grass. The different zones allow for a spacious garden with areas to enjoy dining and leisure activities. A panelled gate to the side of the property takes you through to the front garden.



Garage

To the side of the property is a freestanding garage with an up and over door.

Additional Information

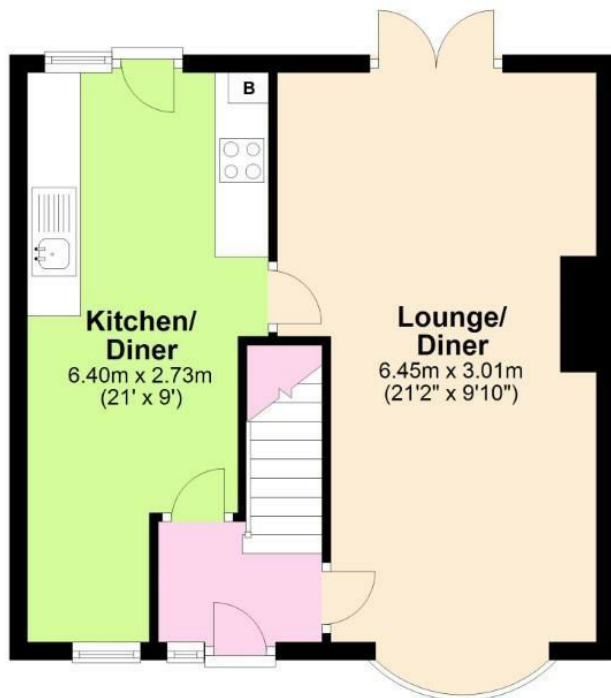


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Sheldon Hall Avenue

Ground Floor

Approx. 41.9 sq. metres (450.9 sq. feet)

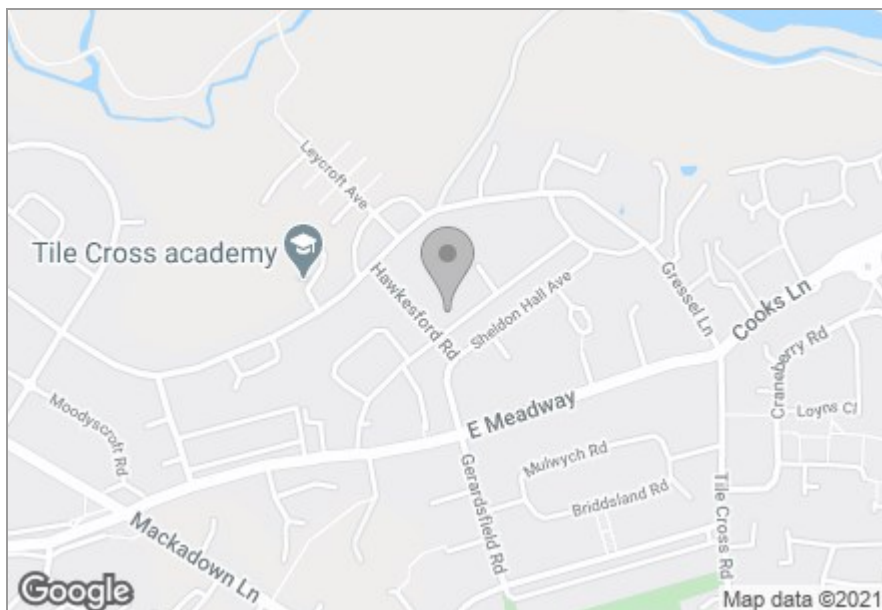


First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 84.0 sq. metres (904.0 sq. feet)



PROPERTY MISEDDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
72		85	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	