



smarthomes

Willclare Road

Sheldon, Birmingham, B26 2NX

- An Extended Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Kitchen

£225,000

EPC Rating '63'





Property Description

The property is set back from the road behind a block edged Cotswold stone chipping driveway extending to UPVC double glazed side access to utility and further UPVC double glazed door leading into

Enclosed Porch

With exterior light and composite front door leading through to

Entrance Hallway

With laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with bi-folding door to under-stairs storage cupboard and doors leading off to

Lounge to Front

12' 5" into bay x 9' 6" (3.8m x 2.9m) With UPVC double glazed bay window to front elevation, radiator and ceiling light point



Dining Room to Rear

12' 5" x 9' 6" (3.8m x 2.9m) With laminate flooring, radiator, ceiling light point, UPVC double glazed windows and door leading out to the rear garden and living flame gas fire with marble hearth and wooden surround

Extended & Re-Fitted Kitchen to Rear

16' 8" x 4' 11" (5.1m x 1.5m) Being re-fitted with a modern range of high gloss handle-less wall, drawer and base units incorporating pan drawers, roll top laminate work surfaces, sink and drainer unit with mixer tap, complementary tiling to splashback areas, four ring gas hob with feature stainless steel splashback, inset eye-level Samsung oven and grill, ceiling light point, wood effect flooring, UPVC double glazed window to rear elevation and glazed door leading into



Utility

28' 2" x 4' 11" (8.6m x 1.5m) With UPVC double glazed doors to front and rear elevations, laminate work surfaces, space and plumbing for washing machine, radiator, complementary tiling to floor, space for fridge freezer, spot lights to ceiling, electric power points, cupboard housing Weismann combination boiler and door leading into



Guest WC

With UPVC obscure double glazed window to rear elevation, low flush WC, vanity wash hand basin with mixer tap, spot lights to ceiling and complementary tiling to floor

Accommodation on the First Floor

Landing

With UPVC obscure double glazed window to side elevation, loft access and doors leading off to

Bedroom One to Rear

12' 5" into bay x 9' 6" (3.8m x 2.9m) With UPVC double glazed bay window to rear elevation, radiator, laminate flooring and ceiling light point

Bedroom Two to Front

12' 5" into bay x 9' 6" (3.8m x 2.9m) With UPVC double glazed bay window to front elevation, radiator, laminate flooring and ceiling light point





Bedroom Three to Front

6' 2" x 4' 11" (1.9m x 1.5m) With UPVC double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

6' 6" x 4' 11" (2.0m x 1.5m) Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, UPVC obscure double glazed window to rear, tiling to walls, chrome ladder style radiator and spot lights to ceiling

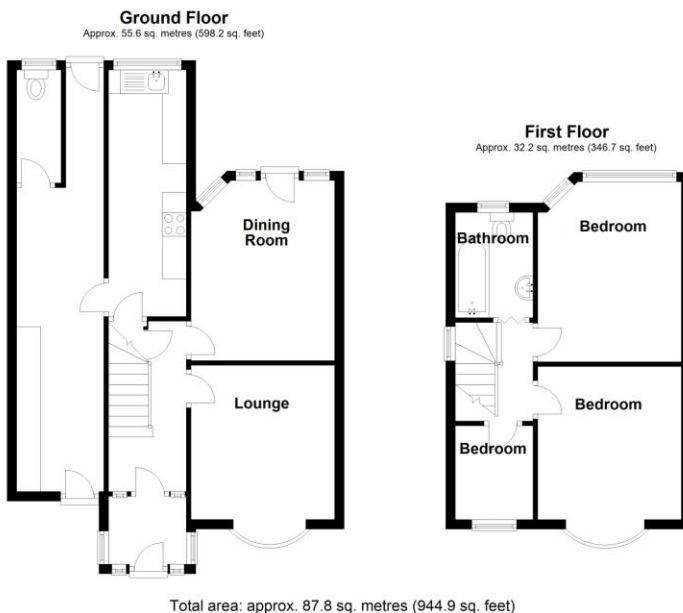


Rear Garden

Being mainly laid to lawn with paved patio, paved pathway to rear, garage to rear with service road, rear gated access, fencing to boundaries and a variety of mature hedges

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Solihiull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements