

Westcott Road, Sheldon

£230,000

- PORCH
- LOUNGE
- GROUND FLOOR WC
- BATHROOM
- VIEWING RECOMMENDED
- RECEPTION HALLWAY
- DINING KITCHEN
- THREE GOOD BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

A very well presented mid terraced house on a popular road in Sheldon. This lovely property would make the ideal first time purchase and is ready to move into with no works required. In a great location near to shops, schools and transport links and comprising:- Enclosed porch, entrance hall, lounge, kitchen/diner and guest WC to the ground floor. Upstairs there are three good bedrooms and the family bathroom. Further benefiting from central heating, double glazing, driveway and pleasant rear garden.

PORCH

Having UPVC double glazed windows to the side and front, wall light point and UPVC double glazed door to the

HALLWAY

Having feature exposed brick walls, recessed ceiling spotlights and staircase rising to the first floor

LOUNGE

14'4" x 11'8" (4.37m x 3.56m)



Having laminate wooden flooring, central heating radiator, UPVC double glazed window to the front and open access to the

DINING KITCHEN

20'8" x 8'1" (6.30m x 2.46m)



Having two UPVC double glazed windows to the rear, recessed ceiling spotlights, door to the rear lobby, space for dining table and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with gas hob and extractor canopy over, space and plumbing for a dishwasher

REAR LOBBY

Having UPVC double glazed door to the rear garden and doors opening to storage cupboard/pantry and

GROUND FLOOR WC

Having UPVC double glazed window to the rear, light point and low level WC

FIRST FLOOR LANDING

Having recessed ceiling spotlights, loft hatch access with drop down ladder and contemporary style doors opening to three bedrooms, bathroom and airing cupboard

BEDROOM ONE

14'2" x 11'6" (4.32m x 3.51m)



Having two UPVC double glazed windows to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO

14'2" x 8'0" (4.32m x 2.44m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

BEDROOM THREE 8'7" x 7'11" (2.62m x 2.41m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and over bulkhead wardrobe

BATHROOM



Having UPVC double glazed windows to the rear, recessed ceiling spotlights, heated towel rail, panelled p shaped bath with glazed screen and shower over, vanity unit with inset wash hand basin, low level WC and complementary tiling

OUTSIDE

REAR GARDEN



Having paved patio area with outside tap, lawn with pathway access, two garden sheds, greenhouse and rear decked patio area

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.

COUNCIL TAX BAND

We are advised that property is in Band but this has not been verified.

VIEWING

By appointment only please with the Sheldon office.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

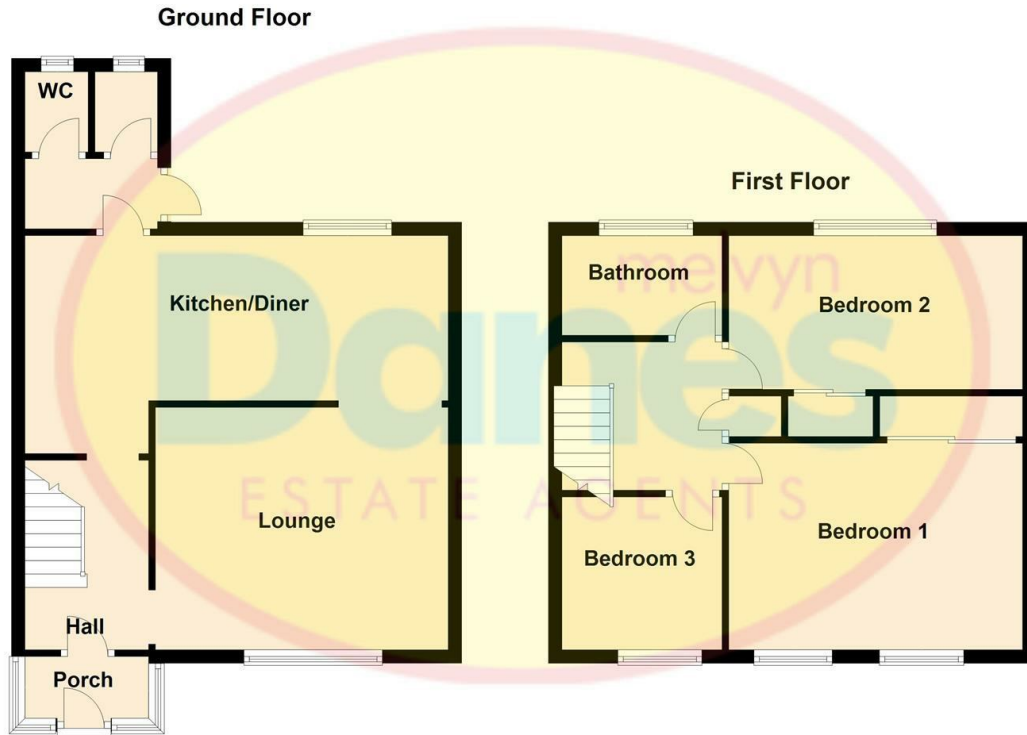
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

FLOOR PLAN

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.



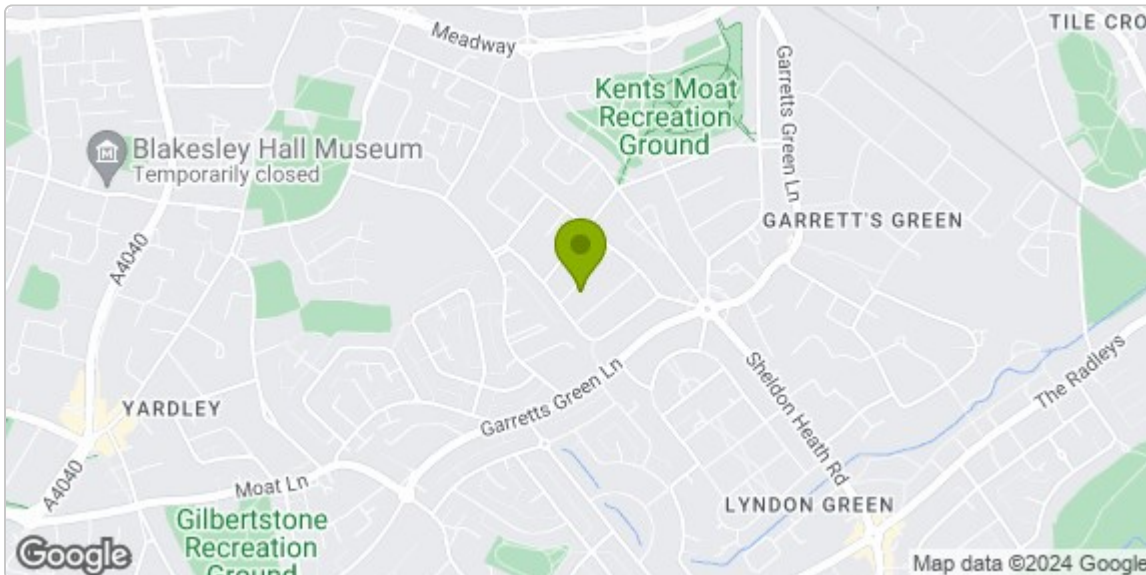
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

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Full Postal Address:
11 Westcott Road Sheldon
Birmingham B26 2EX

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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	