



# Corrie Croft, Sheldon

## Offers Around £199,950

- SEMI DETACHED BUNGALOW
- LOUNGE
- CONSERVATORY
- RE FITTED BATHROOM
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- RE FITTED KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING (WHERE SPECIFIED) & DOUBLE GLAZING
- REAR GARAGE

A well maintained semi detached bungalow in a quiet cul de sac with the benefit of no onward chain. This property would suit someone looking to downsize and is blank canvas to put your own stamp on. Comprising entrance hall, lounge, re fitted kitchen, conservatory, three bedrooms and a re fitted bathroom. Further benefiting from central heating (where specified) and double glazing, gardens to the front and rear and rear garage.

### FRONT

The front garden is laid to lawn with shrub borders and a gate gives access to the side of the property and a path leading to a hardwood opaque glazed door to:-

### ENTRANCE HALL

Loft access, radiator, power and light points and doors to:-

### LOUNGE

**11'7 x 14'11 (3.53m x 4.55m)**



Double glazed window to the rear, radiator, multi fuel burner with a granite hearth, door to the conservatory, power and light points and door to:-

### RE FITTED KITCHEN

**6'8 x 8'2 (2.03m x 2.49m )**



Re fitted with base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space for a cooker, integrated washing machine and dish washer, wall mounted boiler, door to the pantry, double glazed window to the side, power and light points and door to:-

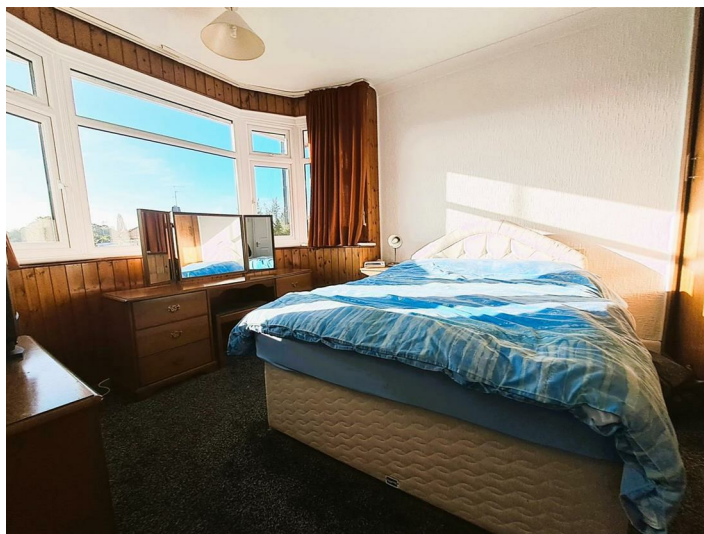
### CONSERVATORY

**13'1 max x 8'9 max (3.99m max x 2.67m max)**

UPVC double glazed French doors to the rear garden, double glazed windows to the rear, UPVC door to the side entrance, power and light points

### BEDROOM ONE

**10'11 x 11'7 min to wardrobes (3.33m x 3.53m min to wardrobes)**



Double glazed bay window to the front, radiator, fitted wardrobes, power and light points

### BEDROOM TWO

**9' x 7'10 (2.74m x 2.39m)**

Double glazed window to the side, airing cupboard housing the hot water tank, power and light points

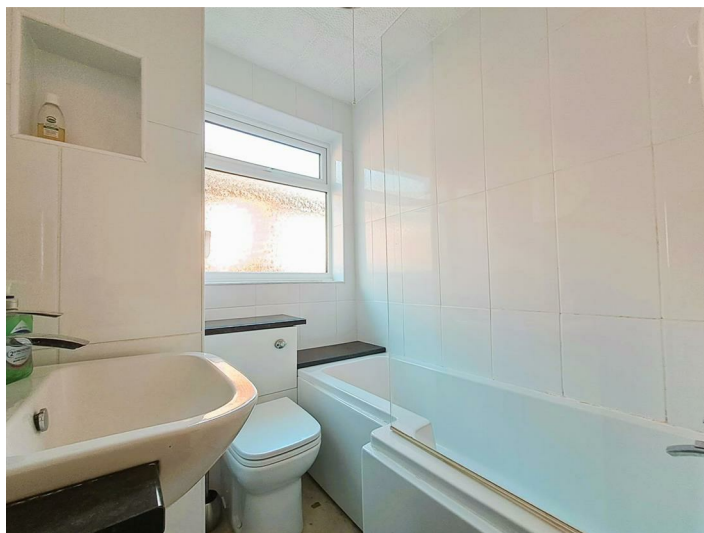
### BEDROOM THREE

**7'3 x 9'10 (2.21m x 3.00m)**

Double glazed window to the front, power and light points

### RE FITTED BATHROOM

**5'9 x 7'8 (1.75m x 2.34m)**



Re fitted with an L shaped bath with an electric shower over and shower screen, vanity sink and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the side, heated towel rail and ceiling light point

### REAR GARDEN

The rear garden has a patio to the fore and a lawned section with shrub borders. There is a timber storage shed, fencing to the perimeters and a path with steps to:-

**REAR GARAGE**  
**11'3 x 17' (3.43m x 5.18m)**



With a metal, electric up and over door onto the rear vehicular service road, power and light points and door to the rear garden.

## 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.



Total area: approx. 71.5 sq. metres (769.3 sq. feet)

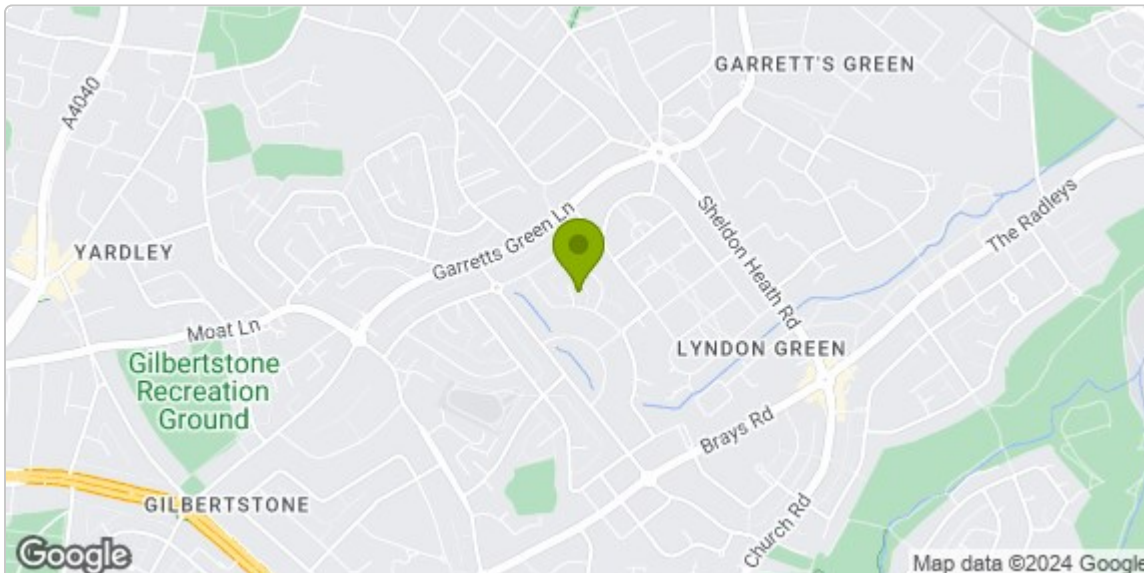
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** C

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

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** 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.



**Full Postal Address:**  
5 Corrie Croft Sheldon  
Birmingham B26 2QT

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
			<b>89</b>
		<b>57</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	