



# Kingfisher Close, Sheldon

**Offers Around £355,000**

- MODERN DETACHED HOUSE
- LOUNGE & DINING ROOM
- FOUR BEDROOMS
- BATHROOM
- GARAGE & DRIVEWAY
- ENTRANCE HALL & GUEST WC
- RE FITTED DINING KITCHEN
- EN SUITE SHOWER ROOM
- CENTRAL HEATING & DOUBLE GLAZING
- GARDENS TO THE FRONT & REAR



A modern, detached house on a sought after cul de sac in B26. This lovely property is the perfect family home and is in a superb location near to a good range of shops, schools and transport links. Comprising entrance hall, guest WC, two separate reception rooms and a re fitted dining kitchen to the ground floor. Upstairs there are four bedrooms, an en suite shower to the master and a bathroom. Further benefiting from central heating, double glazing, driveway, garage and gardens to the front and rear.

### FRONT

Off road parking via a tarmacadam driveway with access to the garage and a lawned front garden with a path leading to a hardwood opaque glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, power and light points and doors to:-

### GUEST WC

Fitted with a low level flush WC and a vanity sink. Tiling to splash prone areas, opaque double glazed window to the front, radiator, laminate flooring and ceiling light point

### LOUNGE

11'7" max x 16'6" max (3.55 max x 5.04 max)



Double glazed window to the front, radiator, marble fireplace, power and light points and hardwood doors to:-

### DINING ROOM

9'1 x 12'6 (2.77m x 3.81m)



Double glazed patio doors to the rear garden, radiator, power and light points and door to:-

### RE FITTED DINING KITCHEN

8'7 x 13'7 max (2.62m x 4.14m max)



Re fitted with a range of gloss eye level, drawer and base units with a work surface over incorporating a sink/drainage with mixer tap and laminate splash backs. Fitted electric oven, inset gas hob with an extractor hood over and integrated appliances to include fridge, freezer, dishwasher and washing machine. Hardwood glazed door to the rear garden, double glazed window to the rear, door to the under stairs storage cupboard, vinyl flooring, power and light points

### LANDING

Opaque double glazed window to the side, loft access, built in storage cupboard with radiator, power and light points and doors to:-

**BEDROOM ONE**  
10'10 max x 10'9 max (3.30m max x 3.28m max)



Double glazed window to the rear, radiator, power and light points and door to:-

**EN SUITE SHOWER**

Fitted with a shower cubicle with electric shower, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the side, heated towel rail, extractor fan and ceiling light point

**BEDROOM TWO**  
10'9 max x 9'9 max (3.28m max x 2.97m max)



Double glazed window to the front, radiator, solid wood flooring, power and light points

**BEDROOM THREE**  
7'1 max x 10'6 max (2.16m max x 3.20m max)



Double glazed window to the rear, radiator, power and light points

**BEDROOM FOUR**  
6'11 max x 9'10 max (2.11m max x 3.00m max)

Double glazed window to the front, radiator, fitted wardrobes, solid wood flooring, power and light points

**BATHROOM**



Fitted with a paneled bath with a shower attachment, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, radiator, vinyl flooring, extractor fan and ceiling spot lights



## REAR GARDEN



The rear garden is laid to lawn with a rockery, fencing to the perimeters, gated access onto the driveway and door to:-

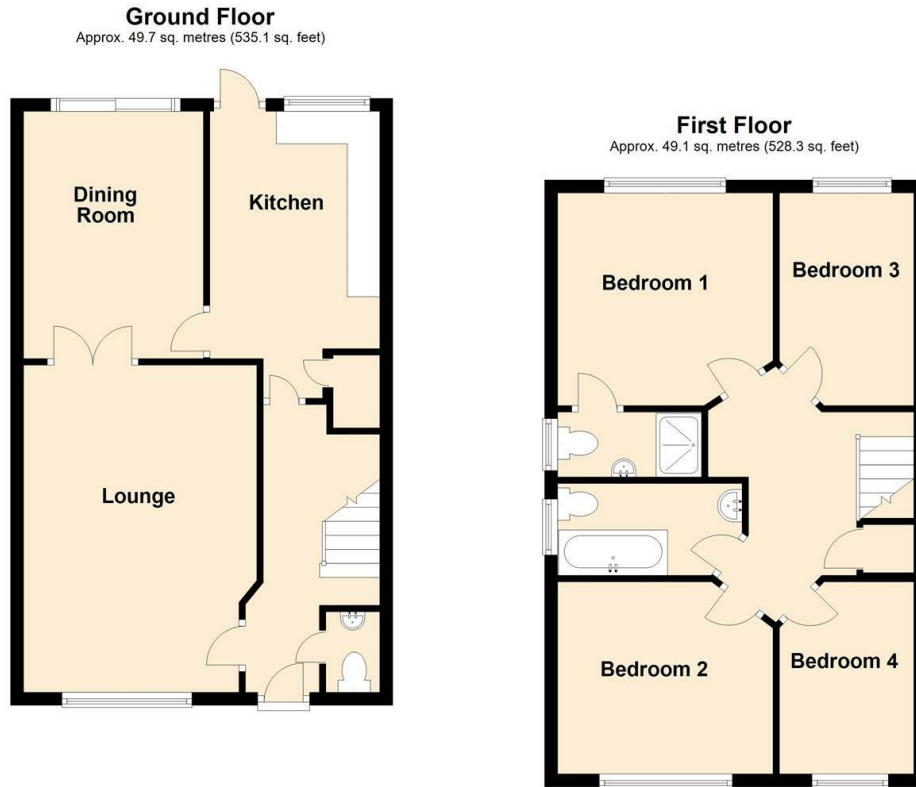
## GARAGE

**7'7 x 17'7 (2.31m x 5.36m)**

With a metal up and over door onto the driveway, power and light points

## 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. 98.8 sq. metres (1063.4 sq. feet)

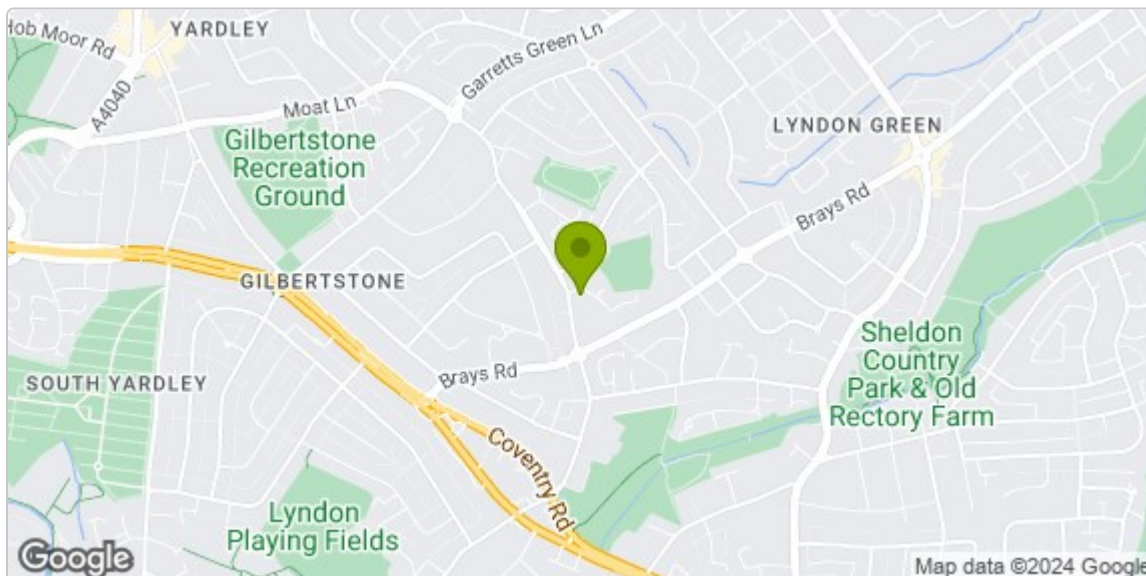
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** E

**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:**  
1 Kingfisher Close Sheldon  
Birmingham B26 2QF

**Council Tax Band:** E

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>England &amp; Wales</b>		
		EU Directive 2002/91/EC