



Brays Road, Sheldon

Offers Over £200,000

- SEMI DETACHED HOUSE
- LOUNGE
- CONSERVATORY
- FIRST FLOOR BATHROOM
- DRIVEWAY
- PORCH & HALLWAY
- BREAKFAST KITCHEN
- TWO BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well presented semi detached house on a popular road in Sheldon - This lovely home would make the ideal first time purchase and is in a great location near to a good range of shops, facilities and transport links. Comprising enclosed porch, hallway, lounge, breakfast kitchen and conservatory to the ground floor. Upstairs there are two bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via a driveway to the front with access to a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and side and a UPVC opaque double glazed door to:-

HALLWAY

Stairs to the first floor, radiator, ceiling light point and door to:-

LOUNGE

13'5 to bay x 9'9 (4.09m to bay x 2.97m)



Double glazed bay window to the front, radiator, gas fireplace, power and light points and door to:-

BREAKFAST KITCHEN

13'2 x 9'1 (4.01m x 2.77m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted

electric oven with a gas hob and extractor hood over and space and plumbing for other appliances. Breakfast bar, door to the pantry, wall mounted boiler, double glazed window to the rear, power and light points and door to:-

CONSERVATORY

9'4 x 6'3 (2.84m x 1.91m)



UPVC double glazed French doors onto the rear garden, double glazed windows to the rear and sides, laminate flooring, power and light points

LANDING

Opaque double glazed window to the side, loft access, power and light point and doors to:-

BEDROOM ONE

13'5 to bay x 10' to wardrobes (4.09m to bay x 3.05m to wardrobes)



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

BEDROOM TWO
6'11 x 9'5 (2.11m x 2.87m)



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

BATHROOM
5'7 x 6'2 (1.70m x 1.88m)



Fitted with a paneled bath with a bar shower over and shower screen, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, extractor fan and ceiling light point

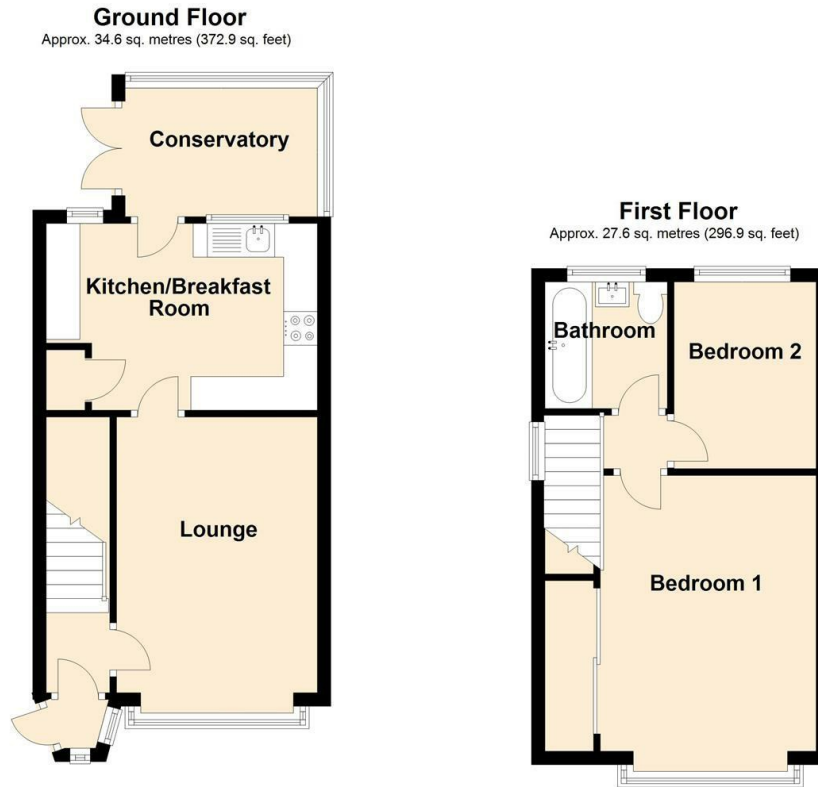
REAR GARDEN



The rear garden is mostly laid to lawn with a timber decked seating area to the rear and fencing to the perimeters.

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. 62.2 sq. metres (669.8 sq. feet)

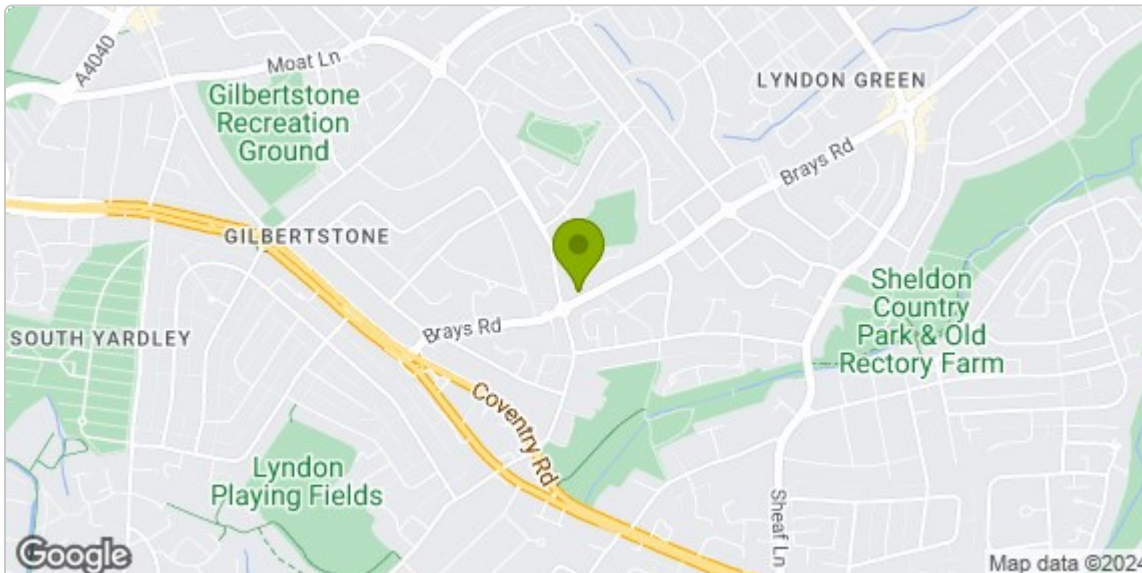
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: B

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:
146 Brays Road Sheldon
Birmingham B26 2PP

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		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	