

# Ivydale Avenue, Sheldon

## Offers Over £285,000

- EXTENDED SEMI DETACHED HOUSE
- DINING ROOM
- EXTENDED KITCHEN
- FOUR PIECE BATHROOM
- DRIVEWAY & SIDE GARAGE
- PORCH & ENTRANCE HALL
- EXTENDED LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

In a great location in close proximity to a good range of shops, facilities and transport links. On the doorstep of Sheldon Country Park, this great family home comprises porch, entrance hall, two separate rooms and an extended and re fitted kitchen to the ground floor. Upstairs there are three bedrooms and a re fitted four piece bathroom. Further benefiting from central heating, double glazing, driveway, side garage and pleasant rear garden. Viewing advised.

### **FRONT**

Off road parking via a block paved driveway, access to the side garage and access to double glazed sliding doors to:-

### **ENCLOSED PORCH**

Double glazed windows to the sides, ceiling light point and a UPVC opaque double glazed door to:-

### **ENTRANCE HALL**

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

### **DINING ROOM**

**9'11 x 12'10 to bay (3.02m x 3.91m to bay)**



Double glazed bay window to the front, radiator, laminate flooring, power and light points

### **EXTENDED LOUNGE**

**9'11 x 15'8 (3.02m x 4.78m)**



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

### **EXTENDED KITCHEN** **8'5 x 13'1 (2.57m x 3.99m)**



Re 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 laminate splash backs. Fitted electric oven, inset five ring gas burner hob with an extractor hood over and integrated appliances to include microwave, fridge, freezer and dishwasher. Double glazed window to the rear, radiator, tiled floor, power and light points and door to:-

### **SIDE GARAGE**

With metal doors opening onto the driveway, UPVC double glazed door to the rear garden, opaque double glazed window to the rear, space and plumbing for appliances, power and light points

### **LANDING**

Double glazed window to the side, loft access, power and light points and doors to:-

### **BEDROOM ONE**

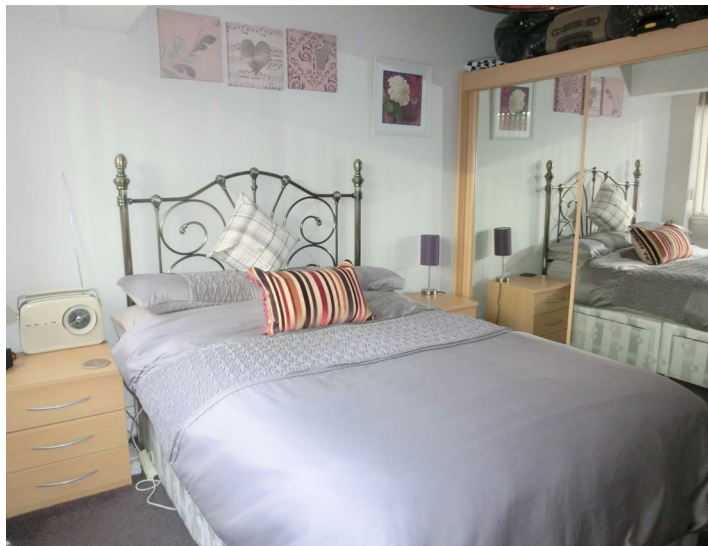
**9'10 x 12'10 to bay (3.00m x 3.91m to bay)**



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



**BEDROOM TWO**  
**9'1 x 11'11 (2.77m x 3.63m)**



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

**BEDROOM THREE**  
**7'11 x 5'5 (2.41m x 1.65m)**



Double glazed window to the front, power and light points

**RE FITTED FOUR PIECE BATHROOM**  
**8'4 max x 6'11 max (2.54m max x 2.11m max)**



Re fitted with a modern white suite comprising panelled bath,

shower cubicle with bar shower and waterfall shower head, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail and ceiling light point

**REAR GARDEN**



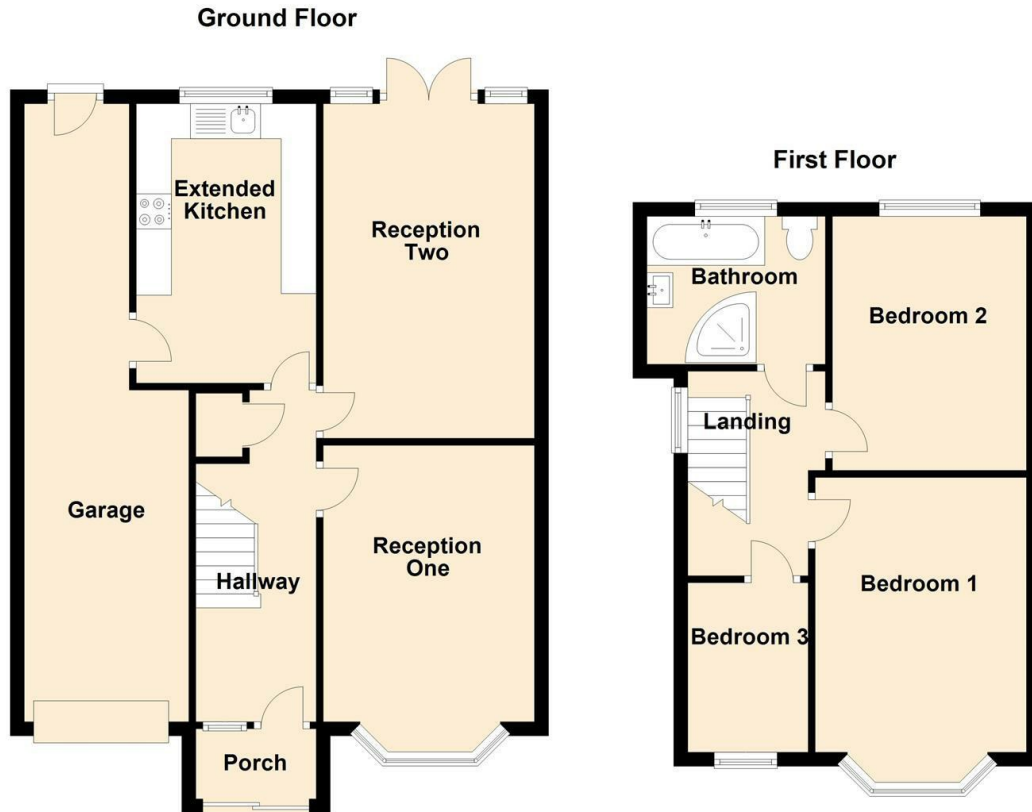
With a good sized patio area to the forefront, lawned section, shrub borders, decking to the rear with spotlights, fencing to the perimeters and a timber storage shed with electric.

**NEARBY SCHOOLS**

The following schools are local to the property; Mapledene Primary School, St. Thomas More Catholic School, Lyndon Green Infant and Junior Schools, King Edwards Sheldon Heath VI Academy, Cockshut Hill Secondary School and Lyndon Secondary School.

## 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.



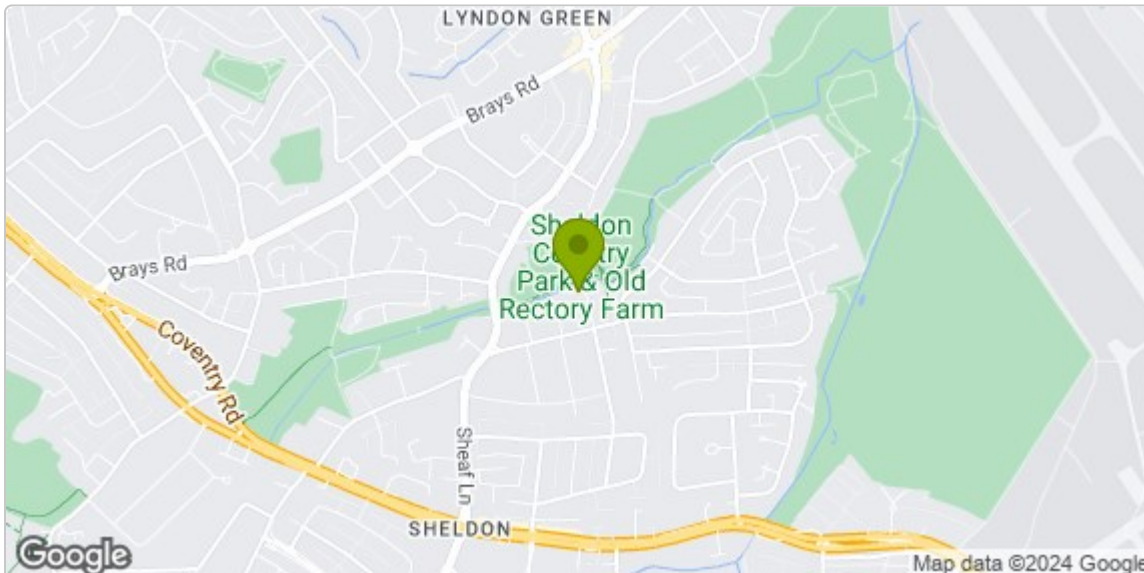
**TENURE:** We are advised that the property is FREEHOLD

**COUNCIL TAX BAND:** 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:**  
24 Ivydale Avenue Sheldon  
Birmingham B26 3SL

**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>	55	64
(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	