



## Goldthorne Avenue, Sheldon

**Offers Over £250,000**

- EXTENDED SEMI DETACHED HOUSE
- STORM PORCH & ENTRANCE HALL
- EXTENDED, RE FITTED BREAKFAST KITCHEN
- BATHROOM
- DRIVEWAY
- BEAUTIFULLY PRESENTED
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A beautifully presented, extended semi detached house on a popular road in Sheldon. This lovely home is ready to move into and near to a good range of shops, facilities and transport links. Comprising storm porch, entrance hall, through lounge/diner and extended, re fitted breakfast kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

### FRONT

Off road parking via a block paved driveway and steps leading to the storm porch with a composite opaque double glazed door to:-

### ENTRANCE HALL

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

### THROUGH LOUNGE/DINER

9'9 max x 26'3 to bays (2.97m max x 8.00m to bays)



Double glazed bay window to the front, UPVC double glazed French doors to the rear garden, double glazed windows to the rear, radiator, vertical radiator, power and light points

### EXTENDED, RE FITTED BREAKFAST KITCHEN

9'3 max x 14'10 min (2.82m max x 4.52m min)



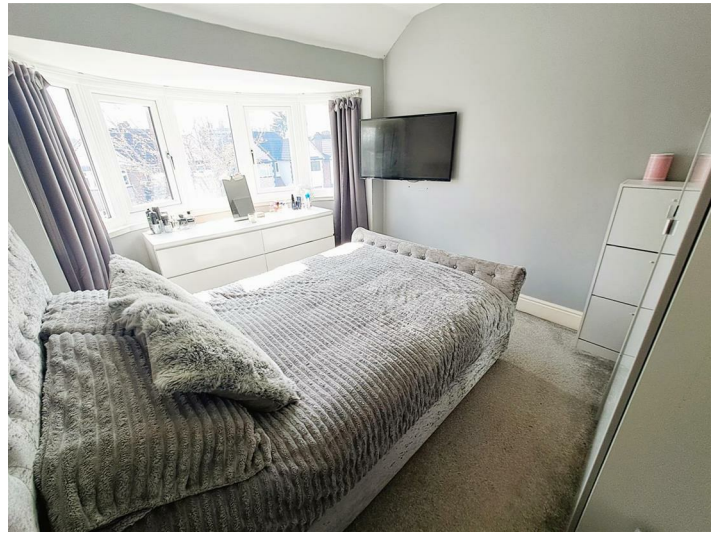
The kitchen has been re fitted with a good range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and laminate splash backs. Fitted double electric oven/grill, an inset five ring gas burner hob with an extractor hood over and integrated appliance to include full height fridge, full height freezer, dishwasher and washing machine. Breakfast bar, wall mounted boiler, door to the under stairs storage cupboard, UPVC opaque double glazed door to the front of the property, UPVC double glazed door to the rear garden, double glazed window to the rear, radiator, tiled floor, power and light points

### LANDING

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

### BEDROOM ONE

9'9 x 13' to bay (2.97m x 3.96m to bay)



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

### BEDROOM TWO

9'10 max x 12'9 to bay (3.00m max x 3.89m to bay)



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

### BEDROOM THREE

5'2 x 6'11 (1.57m x 2.11m)

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

**BATHROOM**  
**6'10 x 6'3 (2.08m x 1.91m)**



The bathroom is fitted with a P shaped bath with a bar shower over and curved shower screen, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail and ceiling spot lights

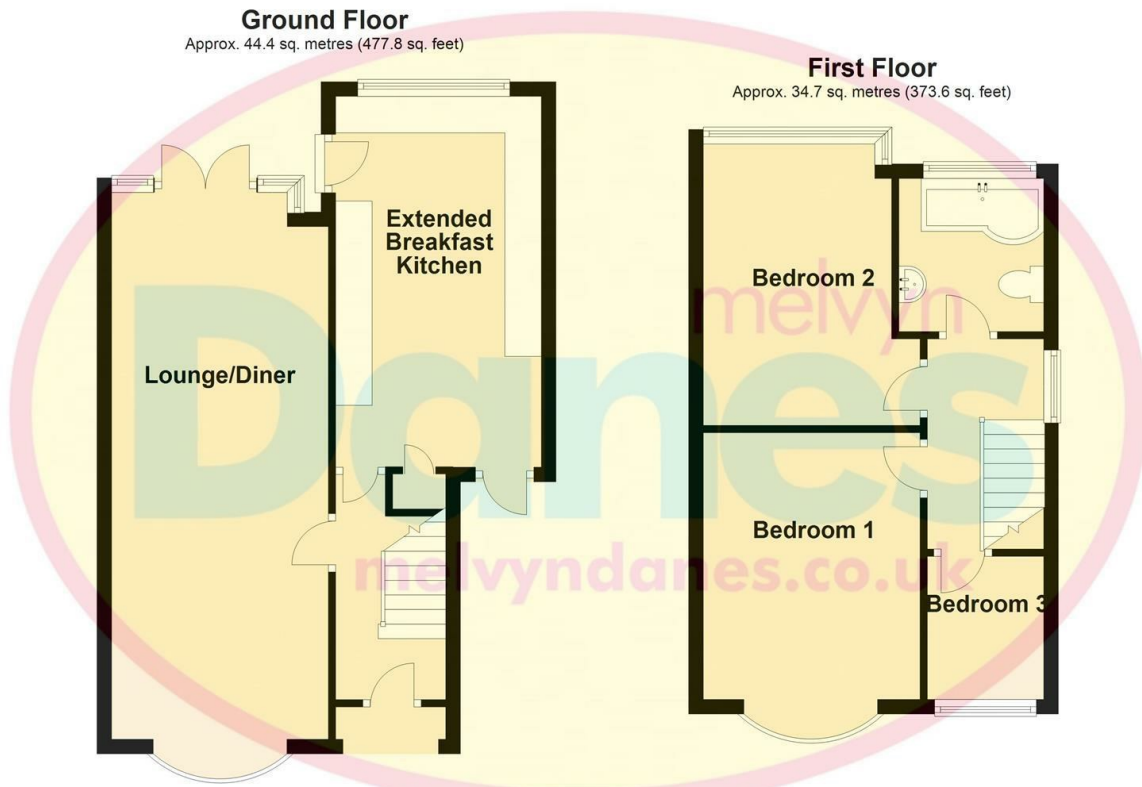
**REAR GARDEN**



The rear garden has a porcelain patio to the fore and steps to an area of artificial lawn with 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. 79.1 sq. metres (851.4 sq. feet)

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

**COUNCIL TAX BAND:**

**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 Goldthorne Avenue  
Sheldon Birmingham B26 3LA

**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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	