



Trysull Avenue, Sheldon

Offers Over £230,000

- SEMI DETACHED HOUSE
- ENTRANCE HALL
- FITTED KITCHEN & CONSERVATORY
- FIRST FLOOR BATHROOM
- REAR GARDEN
- NO ONWARD CHAIN
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & REAR GARAGE

A well presented three bedroom semi detached house on a popular road in Sheldon with NO ONWARD CHAIN. This lovely property 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 storm porch, entrance hall, through lounge/diner, kitchen and conservatory to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, rear garden and rear garage.

FRONT

Off road parking via a graveled driveway and access to:-

STORM PORCH

With a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage area, two opaque double glazed windows to the front, radiator, ceiling light point and doors to:-

THROUGH LOUNGE/DINER

10'4 max x 25'7 to bay (3.15m max x 7.80m to bay)



Double glazed bay window to the front, double glazed windows to the conservatory, two radiators, gas marble fireplace, power and light points and a UPVC double glazed door to:-

CONSERVATORY

10'3 x 8'2 (3.12m x 2.49m)

UPVC double glazed door to the rear garden, double glazed windows to the rear and side, tiled floor and power points

KITCHEN

5'2 x 10'8 (1.57m x 3.25m)



The kitchen is 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, tiling to splash prone areas and laminate splash backs. Space and plumbing for a washing machine, gas cooker with an extractor hood over and an under counter fridge (which will both be included in the sale). Wall mounted boiler, double glazed window to the rear, tiled floor, power and light points

LANDING

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

BEDROOM ONE

10'4 max x 13'8 to bay (3.15m max x 4.17m to bay)



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

BEDROOM TWO
10'4 max x 11' (3.15m max x 3.35m)



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

BEDROOM THREE
5'5 x 6'9 (1.65m x 2.06m)

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

BATHROOM
5'4 x 7'10 (1.63m x 2.39m)



Fitted with a paneled bath with an electric shower over, 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 spotlights

REAR GARDEN



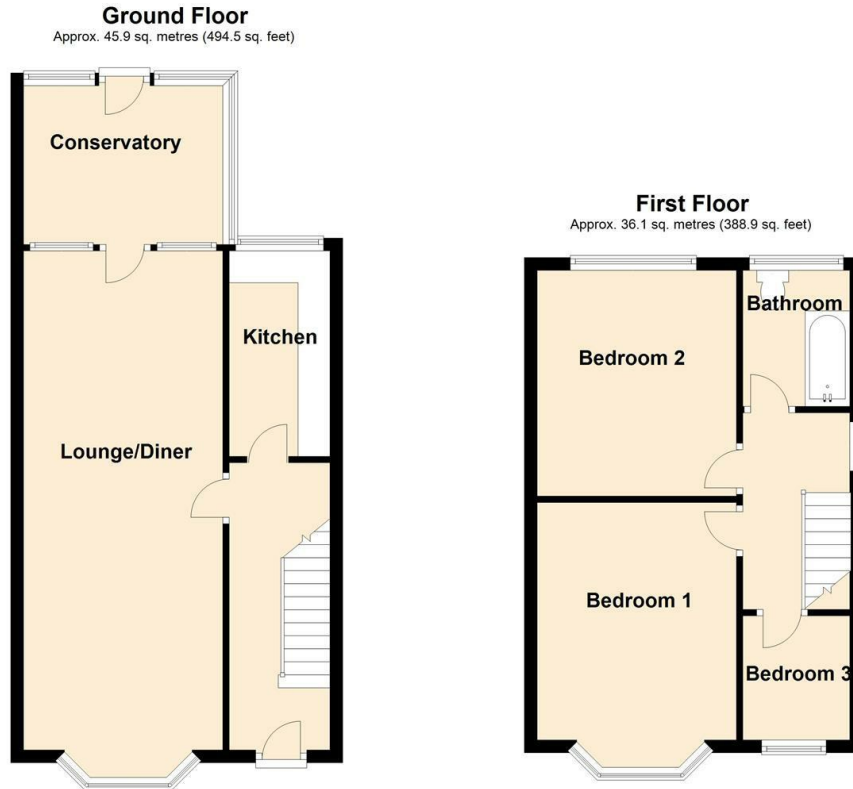
The rear garden has a patio area to fore and a lawned section. There are flower and shrub borders, fencing to perimeters and path to:-

REAR GARAGE

With metal up and over doors onto the rear vehicular service road, 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. 82.1 sq. metres (883.5 sq. feet)

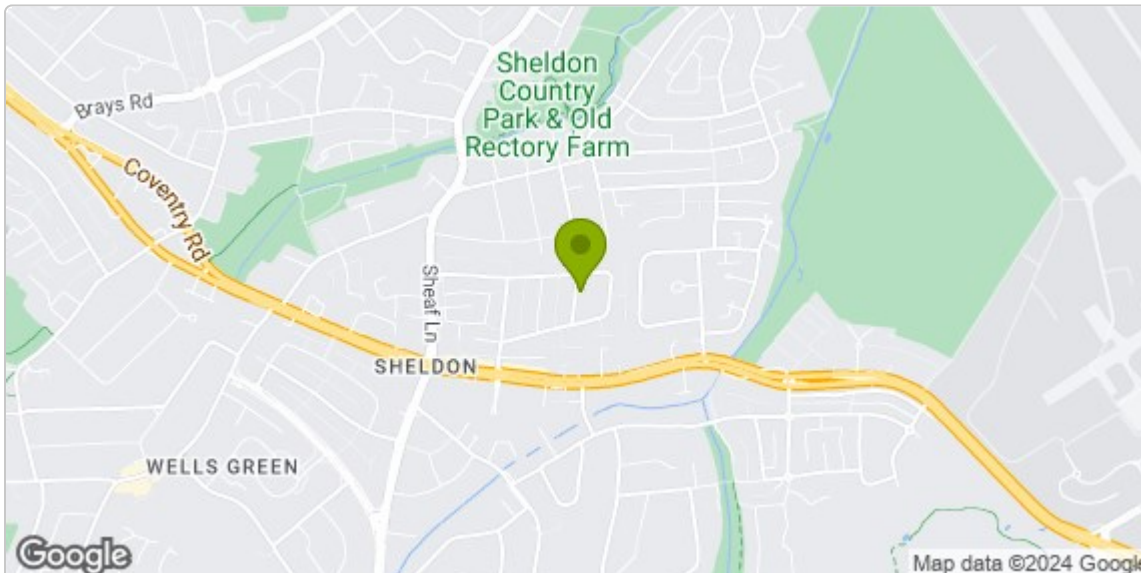
TENURE: We are advised that the property is **FREEHOLD**

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:
23 Trysull Avenue Sheldon
Birmingham B26 3LD

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	