



Collingdon Avenue, Sheldon

£209,950

- EXTENDED SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- RE FITTED SHOWER ROOM
- DRIVEWAY
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- TWO BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well presented and extended semi detached house in Sheldon with no onward chain. This lovely property will make the perfect first time purchase and is in a great location near to a good range of shops, facilities and transport links, Comprising enclosed porch, entrance hall, lounge, dining room and extended kitchen to the ground floor. Upstairs there are two bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via a block paved drive and access to a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and sides, wall light, tiled floor and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs cupboard (with a power point), opaque double glazed window to the front, radiator, laminate flooring, ceiling light point and doors to:-

LOUNGE

9'10 max x 18'2 to bay (3.00m max x 5.54m to bay)



Double glazed bay window to the front, radiator, marble fireplace, power and light points and opening onto:-

EXTENDED DINING ROOM 9'2 max x 10' max (2.79m max x 3.05m max)



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

EXTENDED KITCHEN 5'7 x 17'2 (1.70m x 5.23m)



The kitchen has been re fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and tiling to splash prone areas. Fitted electric oven, inset gas hob with an extractor hood over and space and plumbing for other appliances, opaque double glazed window to the side, double glazed window to the rear, radiator, tiled floor, power and light points

LANDING

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

BEDROOM ONE

11'1 to wardrobes x 10'2 max to bay (3.38m to wardrobes x 3.10m max to bay)



Double glazed bay window to the front, double glazed window to the front, radiator, fitted wardrobes, fitted drawers and over bed storage, built instorage cupboard housing the boiler, power and light points

BEDROOM TWO

9'10 x 7'11 (3.00m x 2.41m)



Double glazed window to the rear, radiator, fitted wardrobes and over bed storage, loft access, power and light points

RE FITTED SHOWER ROOM

5'6 max x 6' max (1.68m max x 1.83m max)



Re fitted with a shower cubicle with a bar shower and a rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, ceiling spot lights and a tiled floor

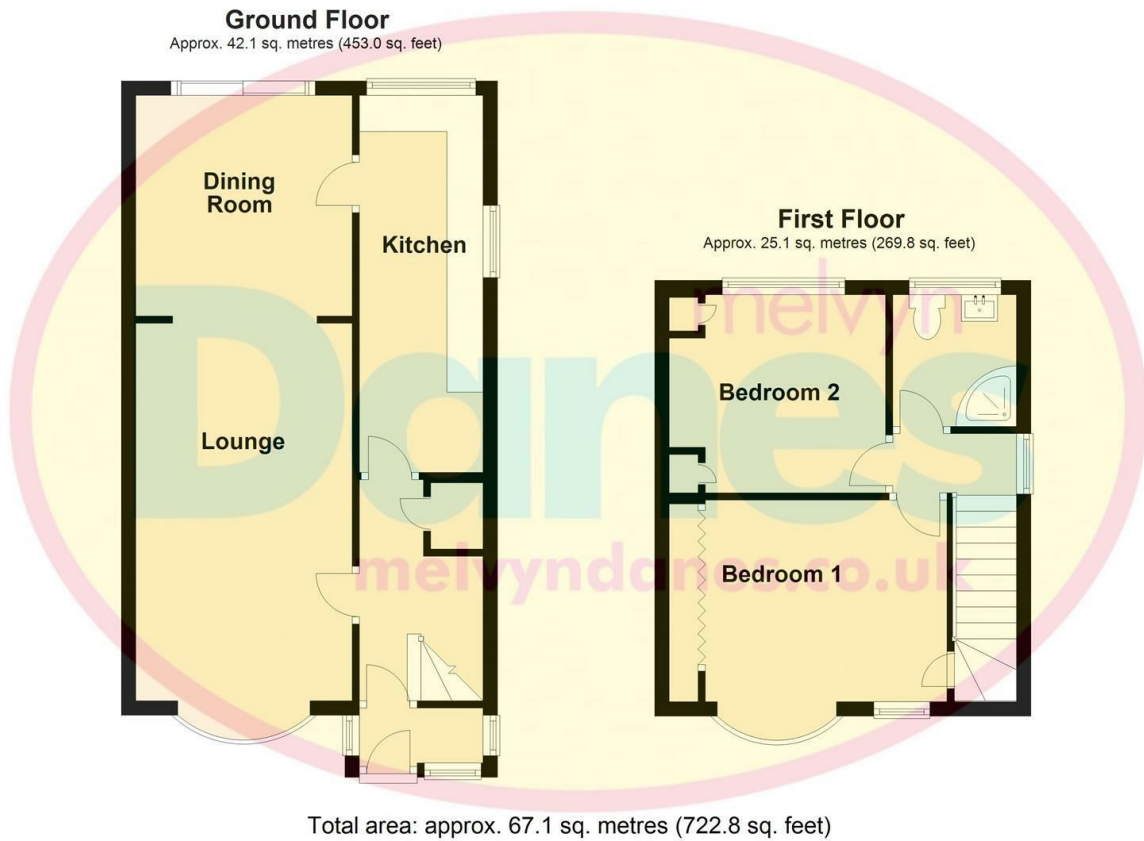
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore. There are flower and shrub borders, a timber storage shed (with power and light points), fencing to the perimeters and a gated access leading to the front of the property.

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.



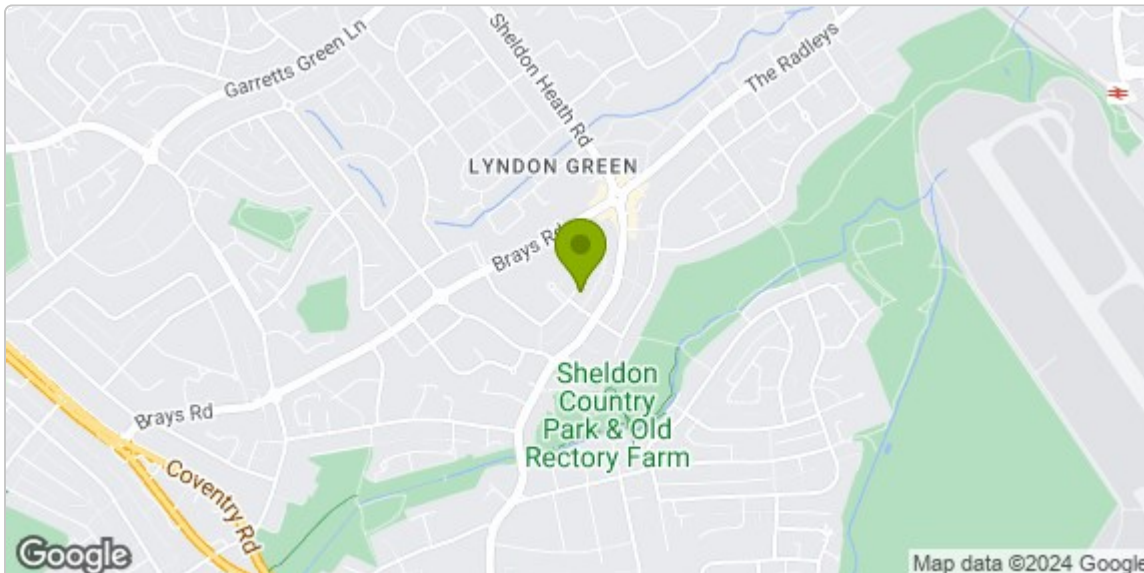
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: 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:
7 Collingdon Avenue Sheldon
Birmingham B26 3YL

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	