



Ragley Drive, Sheldon

£299,950

- TERRACED BUNGALOW
- ENTRANCE HALL
- EXTENDED, RE FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PRIVATE ROAD
- L SHAPED LOUNGE/DINER
- CONSERVATORY
- RE FITTED SHOWER ROOM
- REAR GARDEN & REAR GARAGE

A hidden treasure nestled on a secluded road, conveniently close to Sheldon Country Park and Farm. This terraced bungalow has been recently improved by the current owners and must be viewed to appreciate all this property has to offer. Comprising entrance hall, L shaped lounge/diner, extended and re fitted kitchen, conservatory, two double bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, rear garden and rear garage.

FRONT

Overlooking St Giles Church with a front garden and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Loft access, storage cupboard, radiator, power and light points and doors to:-

L SHAPED LOUNGE/DINER

19'6 max x 23'4 max (5.94m max x 7.11m max)



Double glazed bow window to the rear, double glazed patio doors to the rear garden, two radiators, power and light points

RE FITTED, EXTENDED KITCHEN

12'8 x 15'2 (3.86m x 4.62m)



The kitchen has recently been re fitted with a good range of eye level, drawer and base units with a work surface over incorporating a resin sink/drainage with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset induction hob and extractor hood over, integrated dishwasher

and space and plumbing for other appliances. Breakfast bar, wall mounted boiler, double glazed window to the rear, radiator, power and light points and a UPVC opaque double glazed door to:-

CONSERVATORY

9'4 x 9'2 (2.84m x 2.79m)

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

BEDROOM ONE

11'1 x 10'6 (3.38m x 3.20m)



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

BEDROOM TWO

9'9 x 9'11 (2.97m x 3.02m)



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

RE FITTED SHOWER ROOM

6'3 max x 7' max (1.91m max x 2.13m max)



Re fitted with a shower cubicle with a bar shower, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, radiator and ceiling light point

REAR GARDEN



The garden has a patio to the fore and a lawned section with flower and shrub borders. There is a hard standing for a car, rear gates and fencing to the perimeter

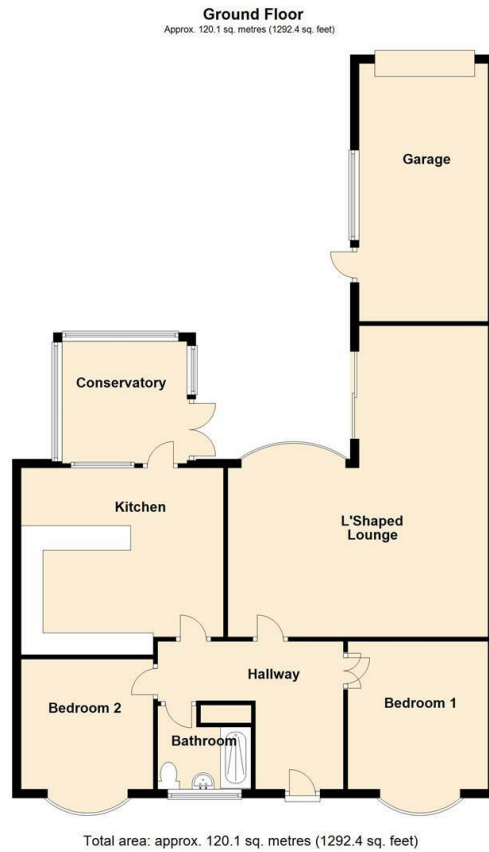
REAR GARAGE

9'8 x 19'4 (2.95m x 5.89m)

With a metal up and over door onto Ragley Drive, opaque double glazed window to the side, 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.



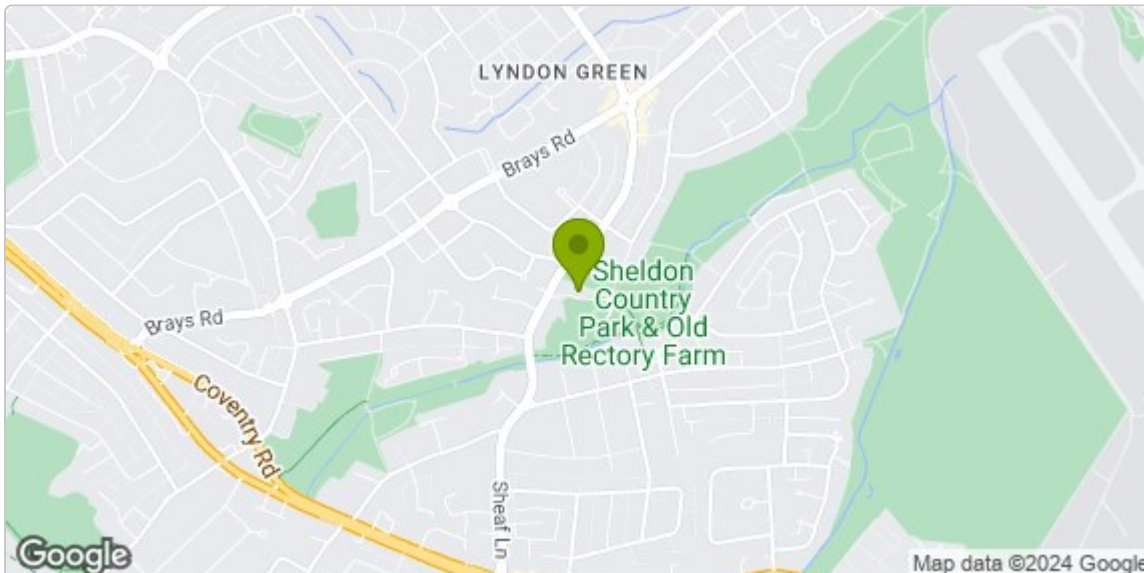
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: D

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:
16 Ragley Drive Sheldon
Birmingham B26 3TU

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	