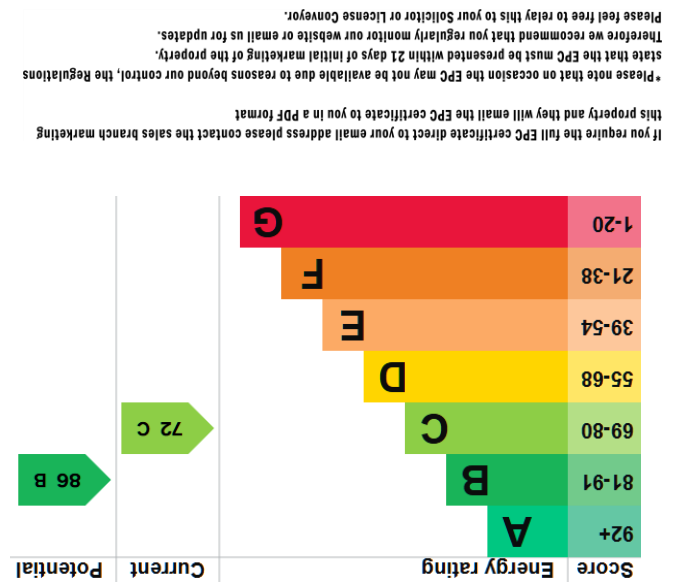


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED THREE BEDROOM HOME
- GARDEN ROOM
- LOW MAINTENANCE GARDEN
- CURB APPEAL WITH DRIVEWAY
- SEPARATE DINING ROOM



Sheldon Heath Road, Sheldon, Birmingham, B26 2UA

Offers In Region Of
 £245,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Are you looking for the ideal home, well if so look no further. This home has everything you need to start you on your property journey, starting from the well presented front driveway with Cotswold paving and gravel drive and steps up to porch, welcoming hallway, spacious lounge, fabulous generous kitchen, dining room conservatory with downstairs WC and plumbing for washing machine, first floor offers wonderful bathroom with jacuzzi bath and spray jet shower, two double bedrooms and single bedroom. To the rear of the property there is a low maintenance fantastic garden with additional Garden Room which could be used as a family socialising room or for additional storage. This is one home you do not want to miss out on, Call Green and Company to arrange your viewing.

PORCH With laminate flooring and door to:-

HALL Offers laminate flooring, radiator, stairs to first floor with wooden handrail and doors to lounge and kitchen.

LOUNGE 14' 9" x 11' 3" (4.5m x 3.43m) Situated to the front of the home with window, blinds, radiator, gas feature fire with granite and wood surround.

DINING ROOM 8' 9" x 8' 7" (2.67m x 2.62m) Offers laminate flooring, window to rear, blinds, spotlights and radiator.

CONSERVATORY 11' 3" x 5' 3" (3.43m x 1.6m) Is a wonderful multi purpose room as current having utility space with plumbing for washing machine and a selection of units with worktops, vinyl wood effect flooring, door to garden and door to:-

WC With WC and corner sink.

KITCHEN 13' 6" x 8' 4" (4.11m x 2.54m) With tiled floor, tiled splash backs, wood effect units with contrasting worktops, gas hob, extractor, oven, sink radiator and doors to dining room and conservatory.

FIRST FLOOR

LANDING With doors to bedrooms and bathroom, radiator and airing cupboard.

BEDROOM ONE 11' 2" x 10' 1" (3.4m x 3.07m) With window to front, blinds, radiator.

BEDROOM TWO 9' 10" x 11' 5" (3m x 3.48m) With window to rear, blinds, radiator and wardrobe.

BEDROOM THREE 7' 1" x 8' 10" (2.16m x 2.69m) With window to front, blinds and radiator.

BATHROOM What a wonderful room with wood effect vinyl flooring, tiled walls with mosaic border, jacuzzi style bath, spray jet shower, WC, sink, spotlights with laminated ceiling, radiator and window to rear.

GARDEN ROOM 10' 5" x 9' 4" (3.18m x 2.84m) Is sectioned into two with store shed off the main room which is a spacious room with laminate flooring, electric and lighting using a separate isolator, currently having a selection of units to be used as a workshop.

GARDEN Is well presented and very low maintenance with Cotswold paving, dwarf walls making for planter borders, fenced boundaries.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data

available but limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100