



# Horse Shoes Lane, Sheldon

## Offers Over £220,000

- SPACIOUS DETACHED BUNGALOW
- ENTRANCE HALL
- THREE BEDROOMS
- MAJORITY DOUBLE GLAZING
- GOOD SIZE DRIVEWAY
- NO ONWARD CHAIN
- LOUNGE & KITCHEN
- BATHROOM
- CENTRAL HEATING
- REAR GARDEN

A spacious, detached bungalow on a sought after road in Sheldon with NO ONWARD CHAIN. This property is a complete blank canvas for you to put your stamp on and is in a superb location near to a good range of shops, facilities and transport links. Comprising entrance hall, lounge/dining room, kitchen, lounge/two - three bedrooms and bathroom. Further benefiting from central heating, majority double glazing, good size driveway and rear garden.

#### FRONT

Off road parking via a paved driveway, fence and hedging to the perimeter and a composite opaque double glazed door to:-

#### LOBBY

With a hardwood opaque glazed door to:-

#### ENTRANCE HALL

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

#### LOUNGE/DINING ROOM

**11'10 max x 10'11 max (3.61m max x 3.33m max)**



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

#### KITCHEN

**12'9 x 6'1 (3.89m x 1.85m)**



Base and wall units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to

splash prone areas. Breakfast bar, single glazed windows to the rear, radiator, storage cupboard, power and light points and doors to the lean to and bathroom

#### LOUNGE/BEDROOM

**11'10 max x 13'11 excluding bay (3.61m max x 4.24m excluding bay)**



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

#### BEDROOM

**8'10 max x 13'5 to bay (2.69m max x 4.09m to bay)**



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

**BEDROOM**

**8'10 max x 12'10 max (2.69m max x 3.91m max)**



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

**BATHROOM**

**7'9 x 6'1 (2.36m x 1.85m)**



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque single glazed window to the rear, radiator, airing cupboard housing the water tanks and ceiling light point

**LEAN TO**

**21'4 x 3'10 (6.50m x 1.17m)**

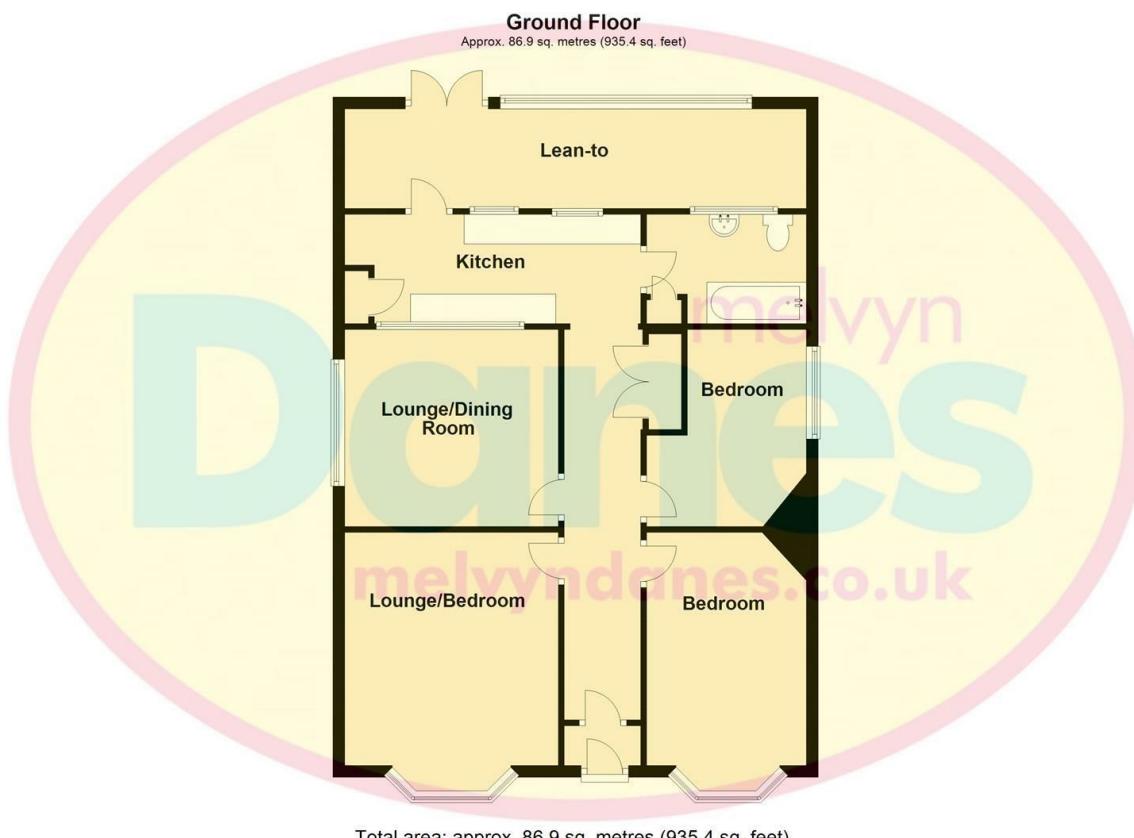
Hardwood opaque double glazed doors to the rear garden, single glazed windows to the rear and wall light

**REAR GARDEN**

The rear garden is laid to lawn with a patio to the fore. There are paved sections, storage sheds and 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. 86.9 sq. metres (935.4 sq. feet)

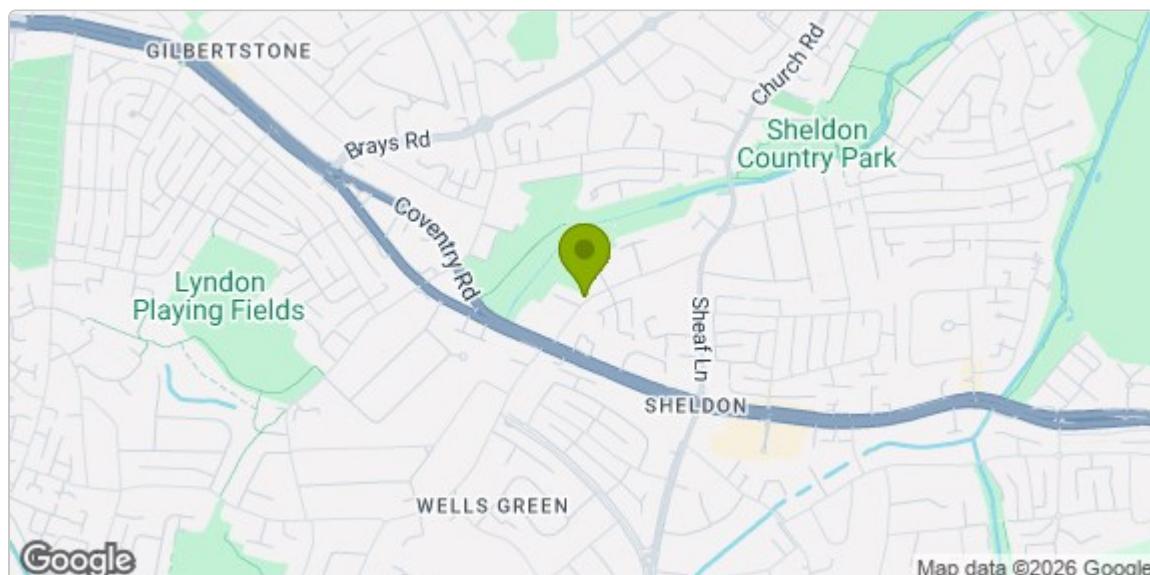
**TENURE:** We are advised that the property is FREEHOLD

**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:**  
36 Horse Shoes Lane Sheldon  
Birmingham B26 3HY

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	83

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