



# Bramble Drive, Sheldon

**£340,000**

- WELL PRESENTED DETACHED HOUSE
- LOUNGE/DINER
- THREE BEDROOMS
- BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- ENTRANCE HALL & GUEST WC
- RE FITTED KITCHEN
- EN SUITE SHOWER ROOM
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A very well presented detached house situated within a sought after development in B26. This lovely property is the perfect family home and located near to a good range of shops, schools and facilities. Comprising entrance hall, guest WC, lounge/diner and a re fitted kitchen to the ground floor. Upstairs there are three good sized bedrooms, an en suite shower room to the master bedroom and the bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and pleasant rear garden.

#### FRONT

Off road parking via a tarmacadam driveway, access to the integral garage, lawn and a UPVC opaque double glazed door to:-

#### ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, power and light points and doors to:-

#### GUEST WC

Fitted with a low level flush WC and a guest sink. Tiling to splash prone areas, opaque double glazed window to the front, radiator, laminate flooring and ceiling light point

#### LOUNGE/DINER

**14'9 max x 18'7 max (4.50m max x 5.66m max)**



UPVC double glazed French doors onto the rear garden, double glazed window to the rear, radiator, electric fireplace, laminate flooring, power and light points

#### RE FITTED KITCHEN **6'7 x 14'7 (2.01m x 4.45m)**



The kitchen has been re fitted with a good range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and laminate splash backs. Fitted electric oven, inset gas hob with an extractor hood over, integrated fridge/freezer and dishwasher and space and plumbing for a washing machine. Hardwood glazed door to the side of the property, double glazed window to the front, tiled floor, power and light points

#### LANDING

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

#### MASTER BEDROOM

**10'3 excluding wardrobes x 11'7 (3.12m excluding wardrobes x 3.53m)**



Double glazed window to the rear, radiator, fitted wardrobes, laminate flooring, power and light points and door to:-

#### EN SUITE SHOWER ROOM

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 rear, heated towel rail, laminate flooring, extractor fan and ceiling light point

## BEDROOM TWO

**9'6 excluding wardrobes x 10'1 (2.90m excluding wardrobes x 3.07m)**



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

## BEDROOM THREE

**8'3 max x 10'3 max (2.51m max x 3.12m max)**

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

## BATHROOM

**7'2 x 6'7 (2.18m x 2.01m)**



Fitted with a P shaped 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 side, heated towel rail, laminate flooring and ceiling light point

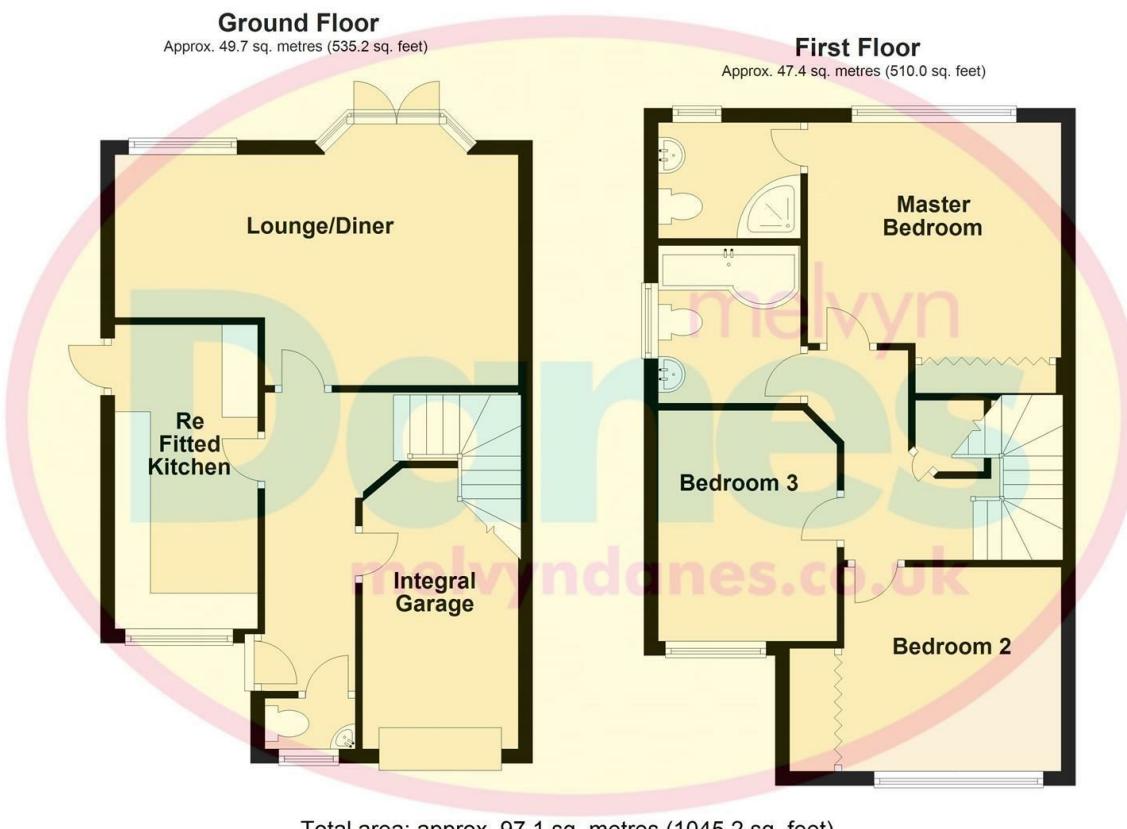
## REAR GARDEN



The rear garden has a patio to the fore and a lawned section with flower and shrub borders. There is a timber storage shed, fencing to the perimeters and a gated access leading to the front.

## 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.



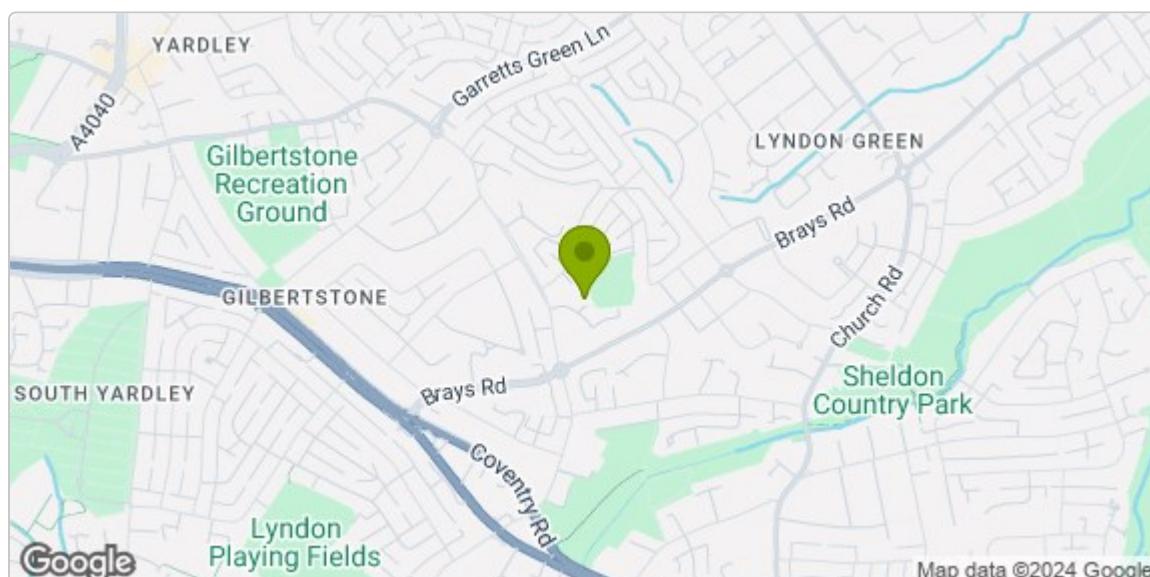
**TENURE:** We are advised that the property is FREEHOLD

**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:**  
8 Bramble Drive Sheldon  
Birmingham B26 2QQ

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		67
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC