



**33 Forest Hill Road, Sheldon, B26 3TB**

**Offers over £270,000**

Superb family home - Greatly extended with a two storey extension to the rear - Sought after road in B26 - Great location near to a good variety of shops, facilities and transport links - The perfect property that ticks all the boxes - Enclosed porch - Entrance hall - Lounge/diner - Impressive extended kitchen - Guest WC - Four bedrooms - Four piece bathroom - Central heating - Double glazing - Driveway - Side garage - Good sized rear garden - Viewing essential.

### Front

Off road parking via a paved driveway with fence and hedging to the sides and access to UPVC double glazed door to:-

### Enclosed Porch

Double glazed windows to the front and side, laminate flooring and a hardwood opaque glazed door to:-

### Entrance Hall

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

### Guest WC

Fitted with a low level flush WC, a guest wash/hand basin and a ceiling light point

### Extended Kitchen 12'10 x 18' (3.91m x 5.49m)

Re fitted with a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainers with mixer tap and laminate splash backs. Fitted electric oven, inset ceramic hob with an extractor hood over and integrated fridge, freezer and microwave. Centre island incorporating a breakfast bar, double glazed window to the rear, radiator, laminate flooring, power and light points, door to the side garage and opening onto:-

### Extended Lounge/Diner 9'11 max x 28'2 to bay (3.02m max x 8.59m to bay)



Double glazed bay window to the front, UPVC double glazed French doors onto the rear garden, double glazed windows to the rear, two radiators, laminate flooring, power and light points

### Landing

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

### Bedroom One 12'10 max x 11'11 (3.91m max x 3.63m)



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

### Bedroom Two 9' max x 11'10 (2.74m max x 3.61m)



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



### Bedroom Three 9'11 max x 12'9 (3.02m max x 3.89m)



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

### Bedroom Four 5'4 x 7'10 (1.63m x 2.39m)

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

### Re Fitted Bathroom 9'1 x 5'8 (2.77m x 1.73m)



Re fitted with a four piece suite comprising roll top bath with a shower attachment, shower cubicle with a mixer shower and waterfall shower head, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, heated towel rail, cupboard housing the boiler, laminate flooring, extractor fan and ceiling light point

### Side Garage 7'6 x 14'4 (2.29m x 4.37m)

With timber doors opening onto the driveway, work surface with space and plumbing beneath for appliances, power and light points

### Rear Garden



This good size rear garden is mostly laid to lawn with a patio area to the forefront, hedging to the perimeters, there is a timber storage shed and a timber playhouse.

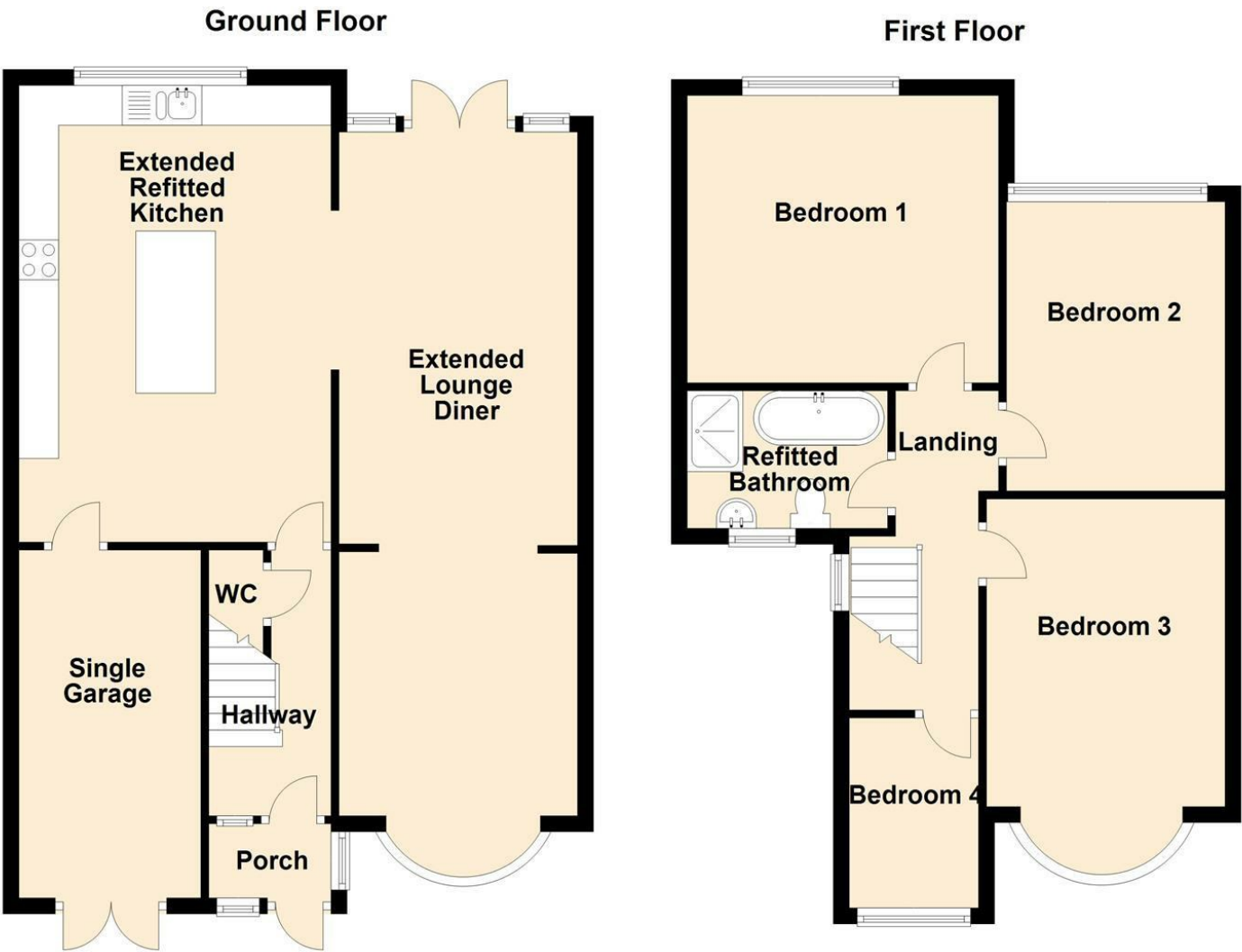
### Nearby Schools

The following schools are local to the property; St Thomas More Catholic Primary School, Mapledene Primary School, Stanville Primary School, King Edwards VI Sheldon Heath Academy, Cockshut Hill Technology College and Lyndon School.

### Viewing

By appointment only please with the Sheldon office.

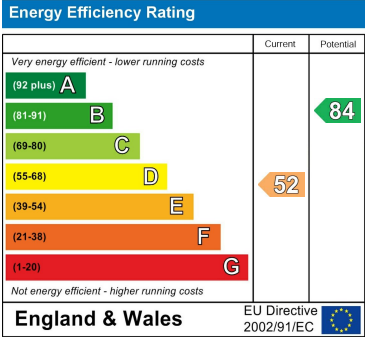
Floor Plan



Area Map



Energy Efficiency Graph



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