



Sheldon Heath Road, Sheldon

£190,000

- MID TERRACED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN
- THREE BEDROOMS
- DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE & DINING ROOM
- GROUND FLOOR WET ROOM
- FIRST FLOOR SHOWER ROOM
- GARDENS TO THE FRONT & REAR

A spacious mid terraced house in need of some improvement with NO ONWARD CHAIN. This property is a complete blank canvas for you to make your own and is in a great location near to many facilities and transport links. Comprising enclosed porch, entrance hall, lounge, dining room, kitchen and wet room to the ground floor. Upstairs there are three bedrooms and a further shower room. Further benefiting from, double glazing and gardens to the front and rear.

FRONT

The front garden is laid to lawn with a wall and fence to the perimeter and a path leading to a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and side and a hardwood door to:-

ENTRANCE HALL

Stairs to the first floor, meter cupboard, ceiling light point and doors to:-

LOUNGE

14'3 x 11'9 (4.34m x 3.58m)



Double glazed window to the front, marble fireplace, power and light points and opening onto:-

DINING ROOM

7'4 x 8' (2.24m x 2.44m)



Double glazed window to the rear, power and light points and door to:-

KITCHEN

12'9 x 7'8 (3.89m x 2.34m)



The kitchen is fitted with eye level and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the rear, power and light points and a UPVC opaque double glazed door to:-

OUTER LOBBY

6'9 x 3'1 (2.06m x 0.94m)

UPVC double glazed door to the rear garden, ceiling light point and door to:-

WET ROOM

5'9 x 5'3 (1.75m x 1.60m)

Complete with a walk in shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear and ceiling light point

LANDING

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

BEDROOM ONE

12'4 x 11'6 (3.76m x 3.51m)



Two double glazed windows to the front, built in wardrobes, power and light points

BEDROOM TWO
12'4 x 7'11 (3.76m x 2.41m)



Double glazed window to the rear, built in wardrobe, wall mounted boiler, power and light points

BEDROOM THREE
8' x 8'5 (2.44m x 2.57m)

Double glazed window to the front, built in wardrobe, power and light points

SHOWER ROOM
7'11 x 4'11 (2.41m x 1.50m)



Fitted with a shower cubicle with an electric shower, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear and ceiling light point

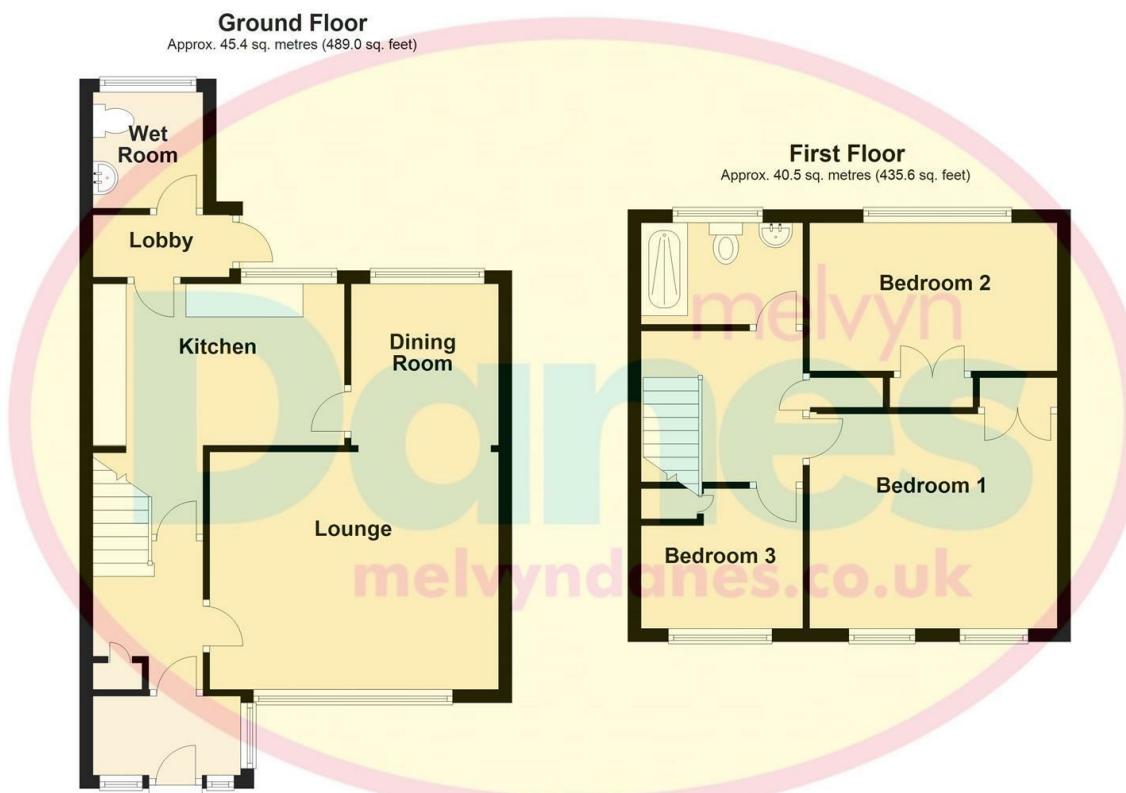
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore, fencing to the perimeter and a gated access leading to the front of the property.

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.



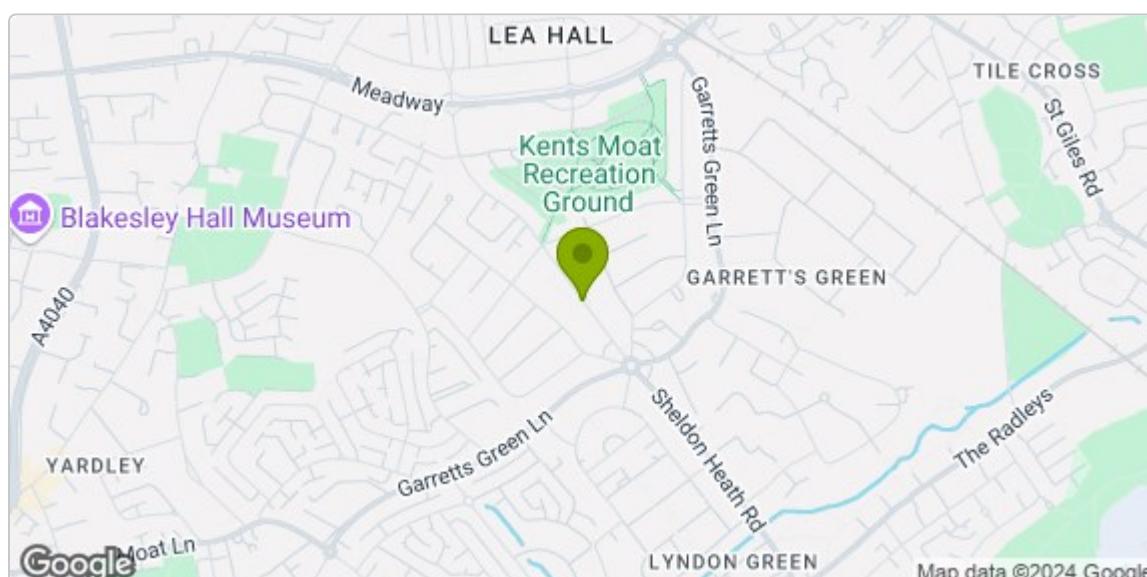
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: B

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		43
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			