



# Whitecroft Road, Sheldon

## Offers Over £225,000

- SEMI DETACHED HOUSE
- LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PORCH & ENTRANCE HALL
- KITCHEN/DINER
- GUEST WC
- FIRST FLOOR BATHROOM
- DRIVEWAY & REAR GARDEN

NO ONWARD CHAIN...A well maintained semi detached house on a popular road in Sheldon. This property would make a great first time purchase and is in a super location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance, hall, lounge, kitchen/diner, conservatory and guest WC to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and good size rear garden.

### FRONT

Off road parking via a block paved driveway and access to UPVC double glazed doors to:-

### ENCLOSED PORCH

Ceiling light point and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, laminate flooring, power and light points and doors to:-

### LOUNGE

**9'9 max x 12' to bay (2.97m max x 3.66m to bay)**



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

### KITCHEN/DINER

**16'2 max x 12'6 max (4.93m max x 3.81m max)**



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with a ceramic hob and extractor hood over, breakfast bar, double glazed windows to the rear, radiator, power and light points, door to the side entrance and UPVC double glazed doors to:-

### CONSERVATORY

**15'2 max x 10'3 max (4.62m max x 3.12m max)**



UPVC double glazed French doors to the rear garden, double glazed windows to the rear, radiator, laminate flooring, power and light points

### COVERED SIDE ENTRANCE

**4'11 max x 21'3 (1.50m max x 6.48m)**

UPVC opaque double glazed doors to the front and rear, space and plumbing for a washing machine, power and light points and door to:-

### GUEST WC

Fitted with a low level flush WC and a guest sink, opaque double glazed window to the rear and ceiling light point

### LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-

**BEDROOM ONE**

**9'9 max x 12'4 to bay (2.97m max x 3.76m to bay)**



Double glazed half bay window to the rear, radiator, fitted wardrobes, power and light points

**BEDROOM TWO**

**8' to wardrobes x 12'5 to bay (2.44m to wardrobes x 3.78m to bay)**



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

**BEDROOM THREE**

**5'11 x 6'4 (1.80m x 1.93m)**

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

**BATHROOM**

**6' x 6'5 (1.83m x 1.96m)**



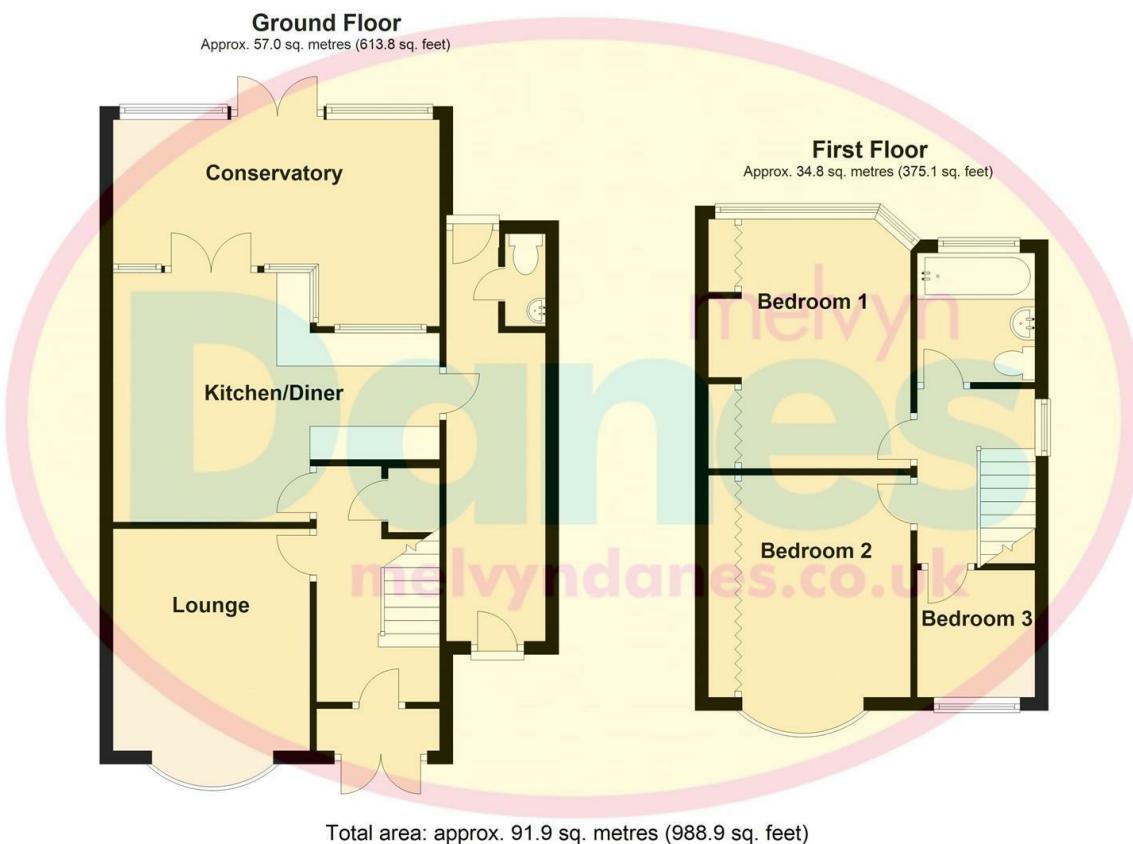
Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, airing cupboard housing the boiler and ceiling spot lights

**REAR GARDEN**

The good size rear garden is mostly laid to lawn with a patio to the fore, shrub borders 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.



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

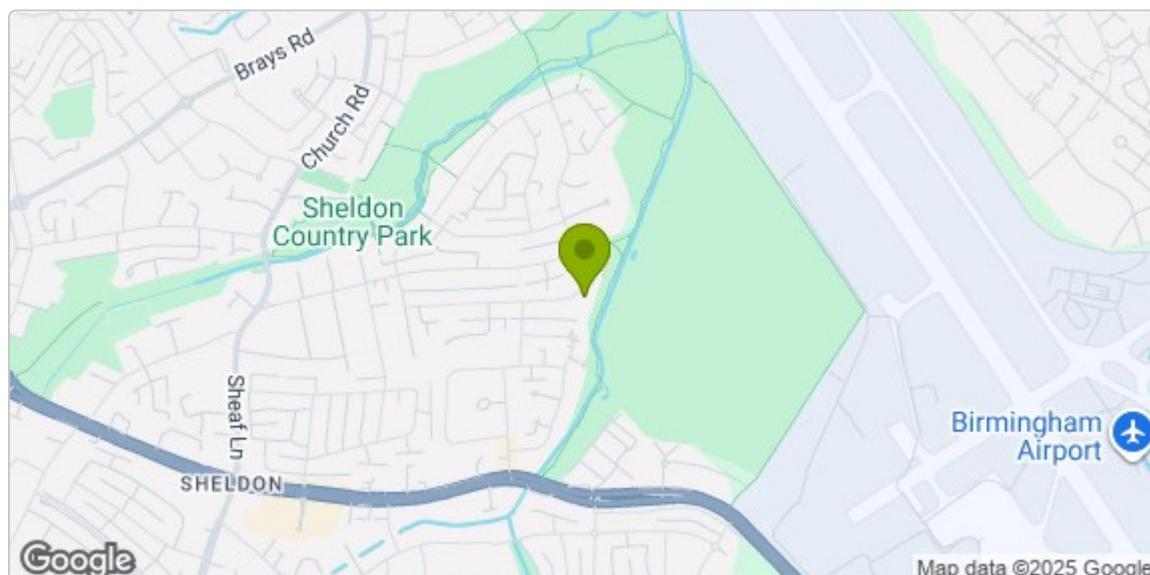
**BROADBAND:** We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 03/02/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 03/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



**Full Postal Address:**  
153 Whitecroft Road Sheldon  
Birmingham B26 3RL

**Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales