



melvyn  
**Danes**  
ESTATE AGENTS

Willclare Road

Sheldon

Offers Over £245,000

## Description

A very well presented, extended semi detached house on a popular road in B26 with NO ONWARD CHAIN. This lovely property will make the perfect first time purchase and is in a great location near to a good range of shops, facilities and transport links. Comprising entrance hall, through lounge/diner and extended breakfast kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, rear garage and rear garden.



# Accommodation

## Front

Off road parking via a tarmacadam driveway and access to a UPVC opaque double glaze door to:-

## Entrance Hall

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

## Through Lounge

9'10 max x 25' into bays (3.00m max x 7.62m into bays)



Double glazed windows to the front and rear, radiator, wall mounted gas fire, hardwood flooring, power and light points

## Extended Kitchen

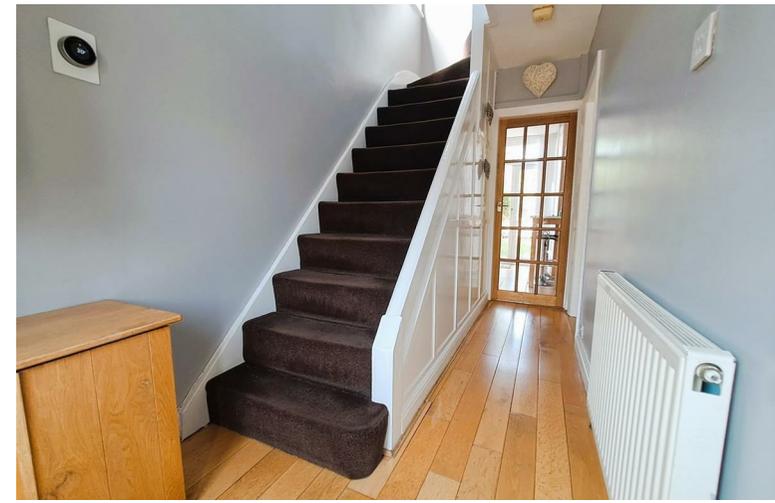
9'8 max x 11'6 max (l shaped room) (2.95m max x 3.51m max (l shaped room))



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 gas hob and extractor hood over, space and plumbing for appliances and a wall mounted boiler. Breakfast bar, double glazed windows to the front and side, double glazed French doors to the rear garden, radiator, tiled floor, power and light points

## Landing

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



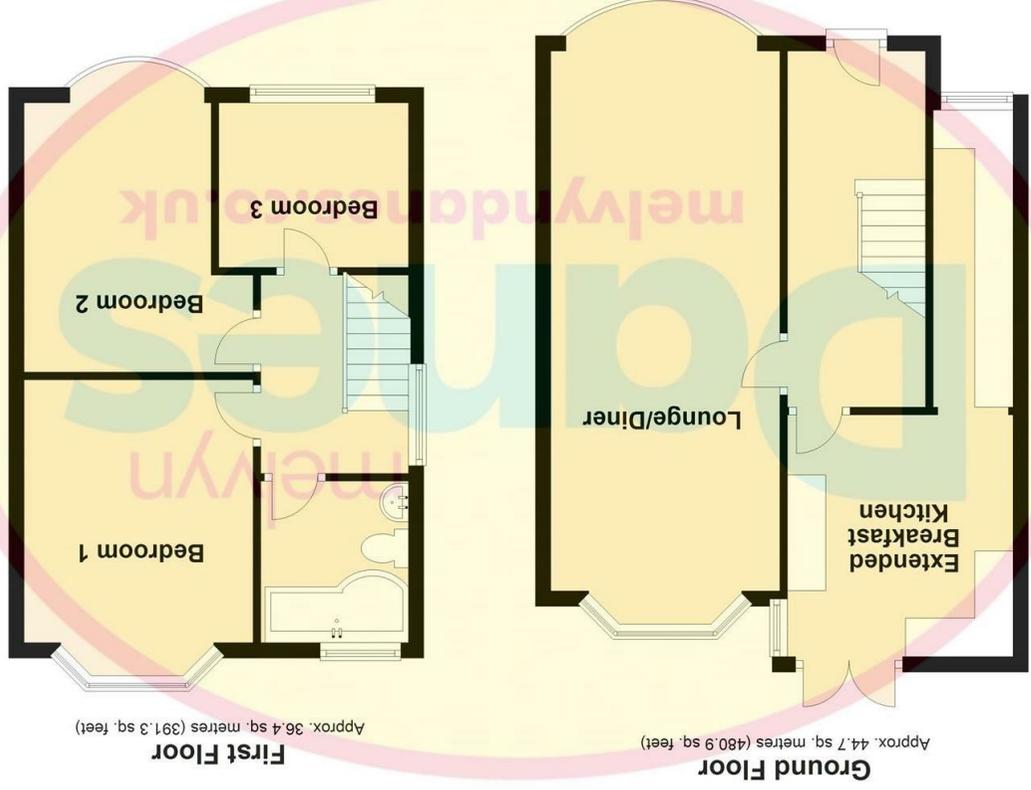
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: B

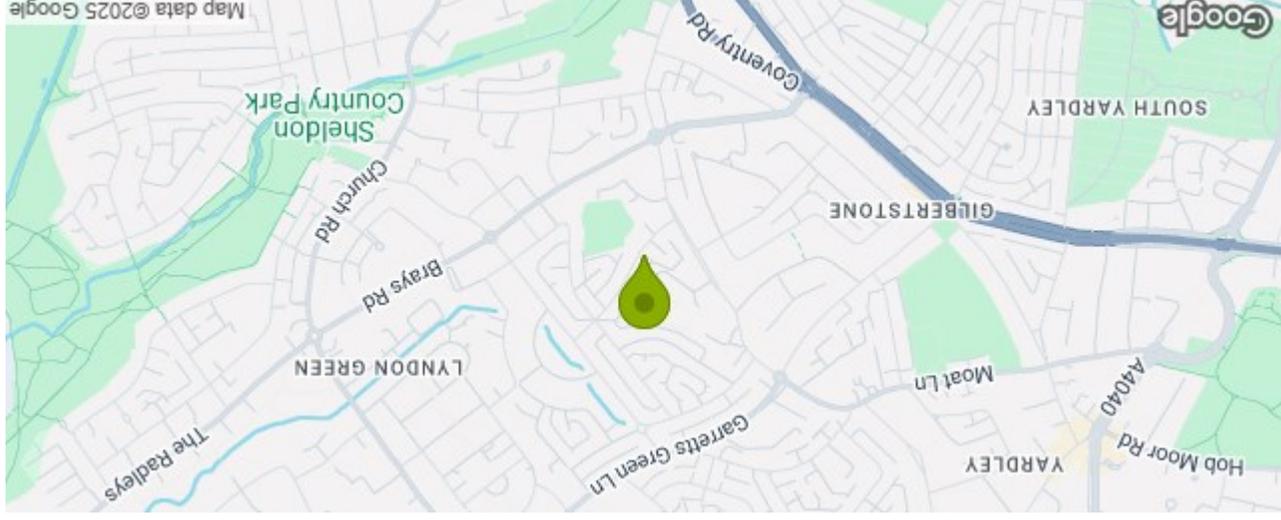
VIEWING: By appointment only with the office on the number below.

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.



Total area: approx. 81.0 sq. metres (872.2 sq. feet)



24 Willclare Road Sheldon Birmingham B26 2NT  
Council Tax Band: B

Energy Efficiency Rating	
Potential	84
Current	63

Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Not energy efficient - higher running costs

EU Directive 2002/91/EC

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.