



Bayford Avenue, Sheldon

£299,950

- A MUCH EXTENDED SEMI DETACHED HOUSE
- ENLARGED LOUNGE
- MASTER BEDROOM WITH EN-SUITE
- FIRST FLOOR BATHROOM & GUEST W.C
- REAR GARDEN WITH GARAGE
- WELL MAINTAINED & PRESENTED
- EXTENDED KITCHEN DINING ROOM
- TWO FURTHER DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING FOR TWO CARS

A much extended and well maintained semi detached house is located on a popular road within the Sheldon area. Conveniently located for local amenities and transport links this spacious property would make an ideal family home and offers potential buyers; entrance hall, lounge, extended kitchen dining room and guest W.C to the ground floor. Upstairs there is a master bedroom with en-suite shower room, two further double bedrooms and bathroom. Benefitting from double glazing, central heating, large rear garden with rear garage and off road parking for two cars.

FRONT

Via a block paved driveway with parking for two cars, gated access to rear garden and composite door into;

ENTRANCE HALL

Stairs to the first floor, ceiling light point, power point and doors into;

ENLARGED LOUNGE

10' x 19'3 into bay (3.05m x 5.87m into bay)



Double glazed bay window to the front, radiator, wall mounted electric fire, wooden flooring, wall lights and power points.

EXTENDED KITCHEN DINING ROOM

13'11 x 15'8 (4.24m x 4.78m)

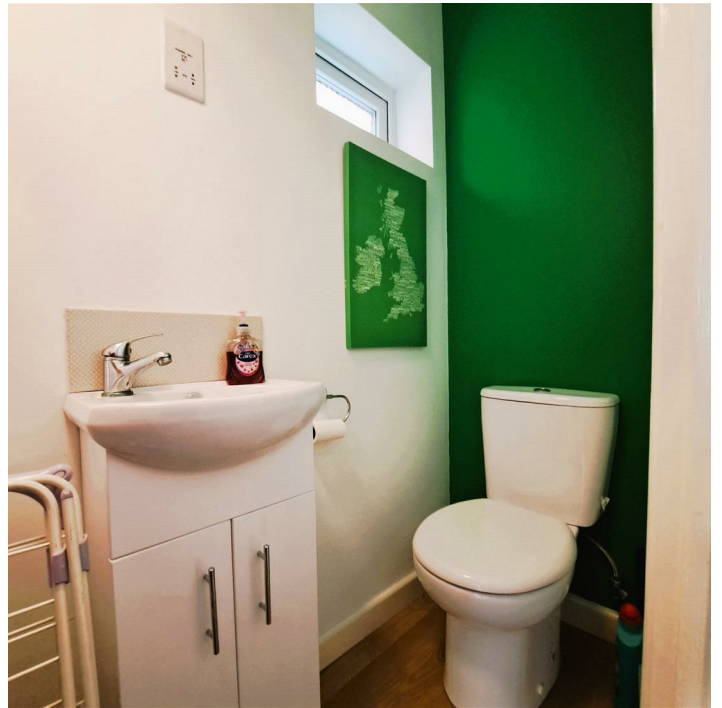


Being fitted with a selection of eye level, base and drawer units with work surface over incorporating one and a half bowl stainless sink and drainer unit with mixer tap over. Integrated five ring gas hob with extractor unit above and double electric

oven, integrated dishwasher and washing machine. Double glazed window to the rear, double glazed French patio doors to the rear garden, vertical radiator, ceiling light points and power points.

GUEST W.C

2'4 x 6'5 (0.71m x 1.96m)



Fitted with a low level flush W.C and guest wash hand basin. Two opaque double glazed windows to the side, heated towel rail, ceiling light and shaver point.

LANDING

Opaque double glazed window to the side, loft access, ceiling light and doors into;

MASTER BEDROOM

8'4 x 10' (min) (2.54m x 3.05m (min))



Double glazed window to the rear, radiator, fitted mirrored wardrobes, ceiling light and power points, door into;

EN-SUITE SHOWER
2'6 x 7'4 (0.76m x 2.24m)



Being fitted with an enclosed shower cubicle with mixer shower, wash hand basin and low level flush W.C. Opaque double glazed window to the side, heated towel rail, ceiling spotlights and shaver point.

BEDROOM TWO
9'11 max x 21'1 max (3.02m max x 6.43m max)



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

BEDROOM THREE
14' into bay x 9'11 (4.27m into bay x 3.02m)



Double glazed bay window to the front, radiator, laminate flooring, ceiling spotlights and power points.

BATHROOM
5'4 x 6'8 (1.63m x 2.03m)



Being fitted with a three piece suite comprising panelled bath with mixer shower over and glass screen, pedestal wash hand basin and low level flush W.C. Opaque double glazed window to the front, heated towel rail, tiled to full height throughout and ceiling light point.

REAR GARDEN



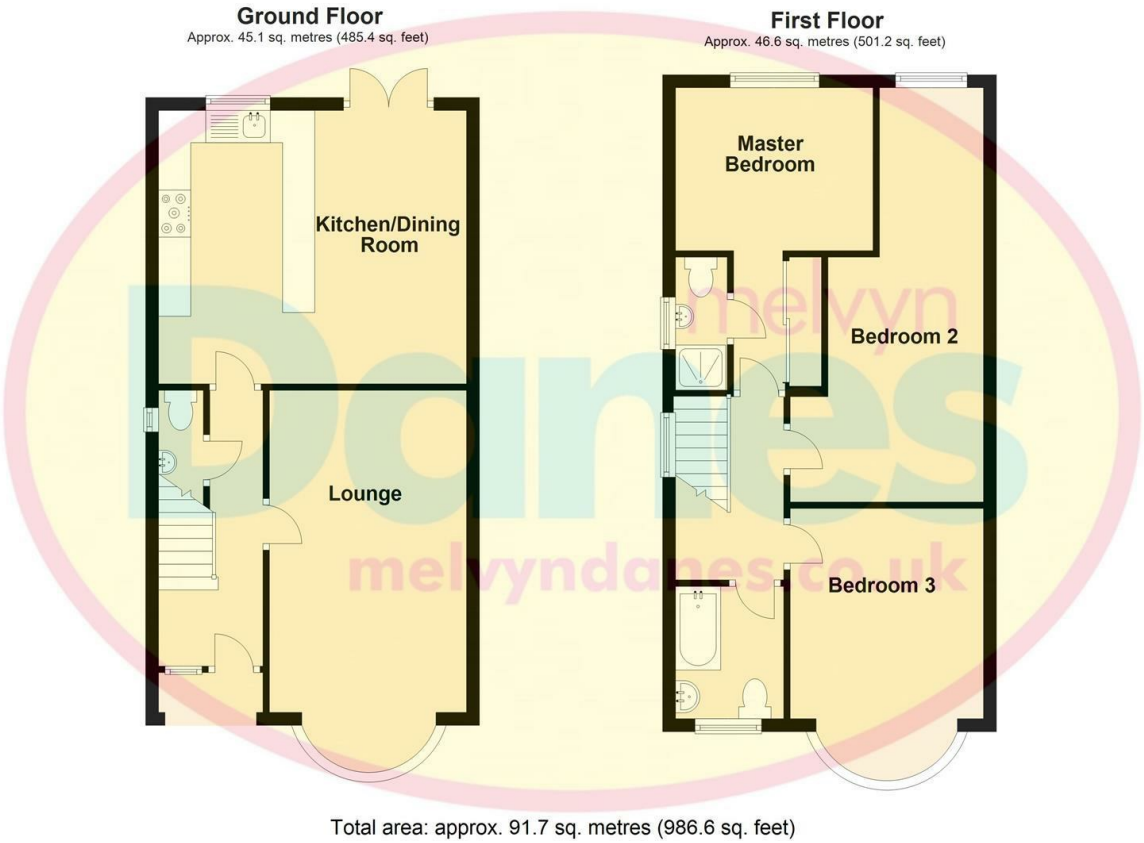
Having a block paved patio with low wall leading to laid to lawn area, mature shrub borders, fencing to perimeters and UPVC double glazed door into;

REAR GARAGE

Accessed via a rear access road.

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.



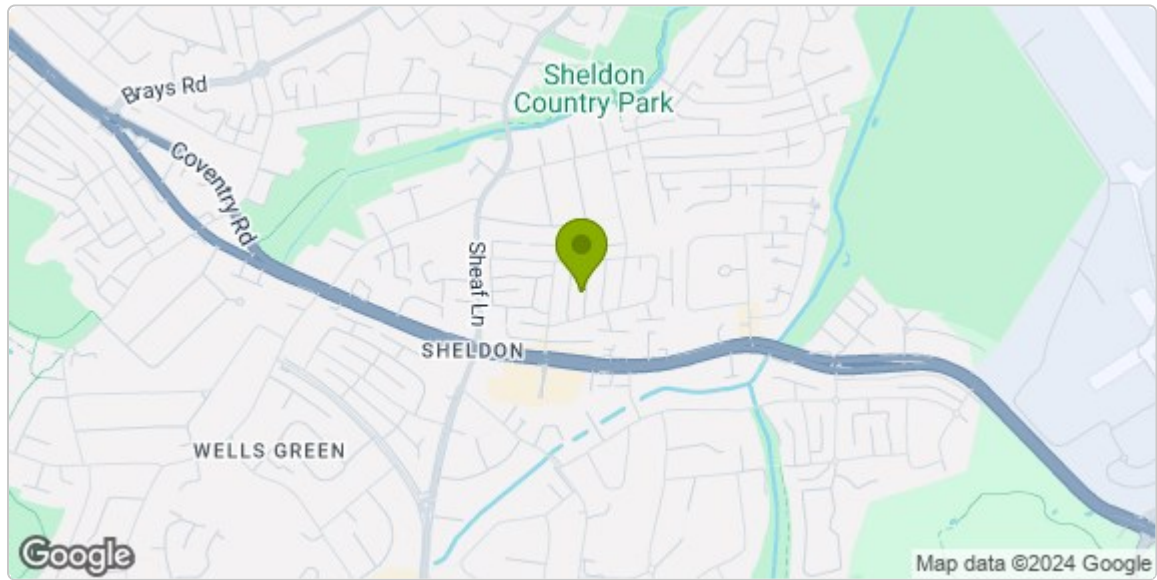
TENURE: We are advised that the property is Freehold

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.



Full Postal Address:
16 Bayford Avenue Sheldon
Birmingham B26 3LB

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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