

Coventry Road
Sheldon Birmingham

burchell edwards

# Coventry Road
# Sheldon Birmingham B26 3HJ

for sale offers over
**£325,000**







## Property Description

Offered for sale with no upward chain, this attractive double-fronted three-bedroom end-terrace property presents an excellent opportunity for a range of buyers.

The accommodation comprises a welcoming entrance hall, spacious living accommodation, a modern fitted kitchen, and a bright conservatory overlooking the rear garden. The property benefits from the convenience of both ground floor and first floor shower rooms, making it ideal for families and multi-generational living.

To the first floor are three well-proportioned bedrooms and a modern shower room. Outside, the property enjoys a generous rear garden with a useful outbuilding, offering excellent potential for a home office, workshop, gym, or additional storage.

The frontage offers the potential to create off-road parking, with approval already in place for a dropped kerb. Combining versatile accommodation, practical outdoor space, and no onward chain, this is a home not to be missed.

## Lounge

Wooden door to front elevation, double glazed bay window to front elevation, central heating radiator and stairs to first floor accommodation.

## Kitchen

Double glazed door and two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, electric oven, cooker hood, space and plumbing for washing machine and dishwasher.

## Conservatory

Double glazed windows to rear and side elevations, double glazed door to rear elevation and central heating radiator.

## Landing

Double glazed window to rear elevation, central heating radiator, loft access with drop down ladders and all doors off.

## Bedroom One

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, extractor, central heating radiator, tiling to walls and tiled flooring.

## Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, shower, extractor, heated towel rail, tiling to walls and floor.







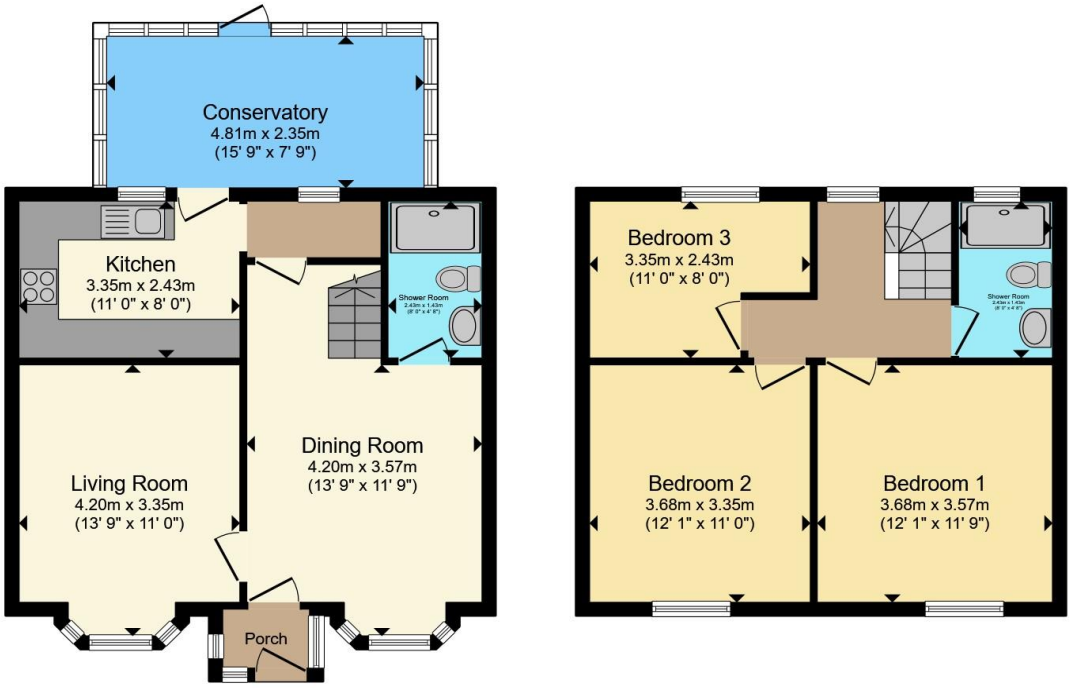













**Ground Floor** **First Floor**

Total floor area 102.3 m² (1,101 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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