



Coventry Road, Sheldon

Guide Price £340,000





PROPERTY OVERVIEW

This impressive three bedroom semi-detached home is offered to the market with no upward chain and presents an outstanding opportunity for families or professionals seeking a spacious and versatile property in a highly convenient location. Situated close to a range of local amenities and shops, the home has been thoughtfully extended to provide generous living accommodation throughout. On entering, you are welcomed by a spacious hallway with ample storage space, setting the tone for the rest of the property. The ground floor features two versatile reception rooms, including a large living room with pleasant views of the rear garden and a flexible dining room to the front, ideal for entertaining or family gatherings. The open plan breakfast kitchen is well-appointed with ample work surfaces and a dedicated dining area, offering a perfect setting for every-day meals and social occasions. A practical utility room is located just off the kitchen, providing additional convenience for laundry and storage needs. The ground floor also benefits from a large shower room, which leads directly to the single garage, adding further flexibility to the layout.





Upstairs, the property offers three generously sized bedrooms, comprising two doubles and a versatile single bedroom that could be used as a home office, nursery or guest room, all served by a well-equipped family bathroom. Outside enjoys a large south facing rear garden. The property further benefits from a large driveway, providing off-road parking for multiple vehicles, making it ideal for households with several cars or for visitors. With its well-planned layout, extended living space and prime position close to amenities, this home offers a rare blend of comfort, practicality and convenience. Early viewing is highly recommended to fully appreciate the space and potential on offer.

PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham International Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: C

Tenure: Freehold



- Three Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Two Versatile Reception Rooms
- Open Plan Breakfast Kitchen
- Downstairs Shower Room & Practical Utility
- Two Double Bedrooms & Versatile Single
- Large Driveway & Single Garage
- Delightful South Facing Rear Garden



PORCH

HALLWAY

DINING ROOM

10' 7" x 13' 7" (3.23m x 4.15m)

LIVING ROOM

11' 4" x 12' 8" (3.45m x 3.87m)

STUDY

10' 8" x 7' 10" (3.25m x 2.39m)

BREAKFAST KITCHEN

7' 9" x 10' 1" (2.35m x 3.08m)

DINING AREA

6' 11" x 8' 9" (2.11m x 2.66m)

UTILITY

5' 2" x 7' 9" (1.57m x 2.36m)

SHOWER ROOM

7' 3" x 4' 9" (2.21m x 1.45m)

INTEGRAL GARAGE

7' 5" x 14' 9" (2.26m x 4.49m)

FIRST FLOOR

BEDROOM ONE

10' 10" x 13' 8" (3.31m x 4.17m)

BEDROOM TWO

11' 1" x 12' 6" (3.38m x 3.80m)

BEDROOM THREE

7' 1" x 7' 1" (2.16m x 2.15m)

BATHROOM

6' 7" x 9' 1" (2.01m x 2.76m)

**TOTAL SQUARE FOOTAGE**

128.0 sq.m (1378 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, garden shed, greenhouse, all carpets, curtains and blinds, some light fittings, office desk and shelves and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

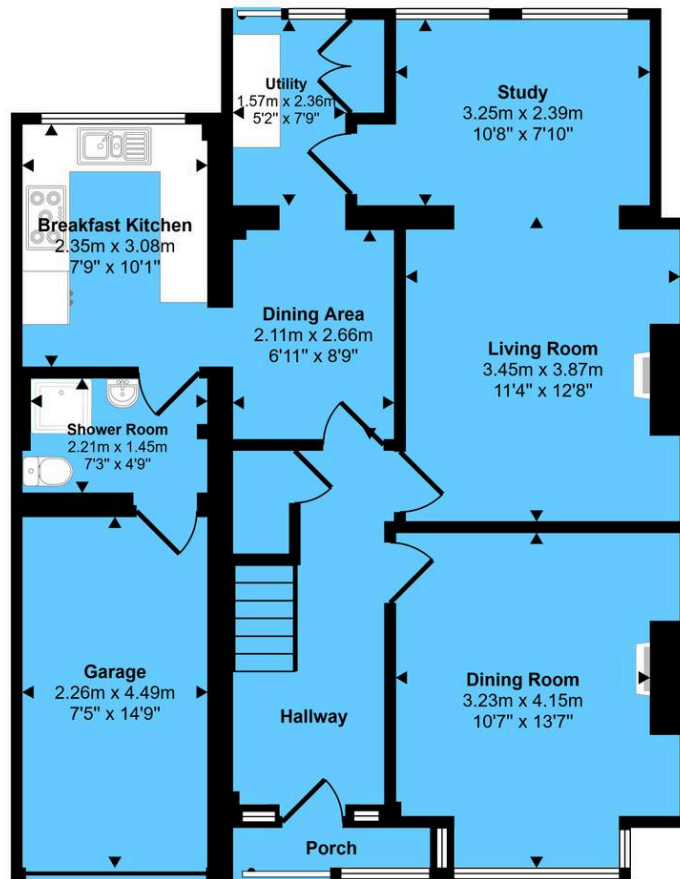
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

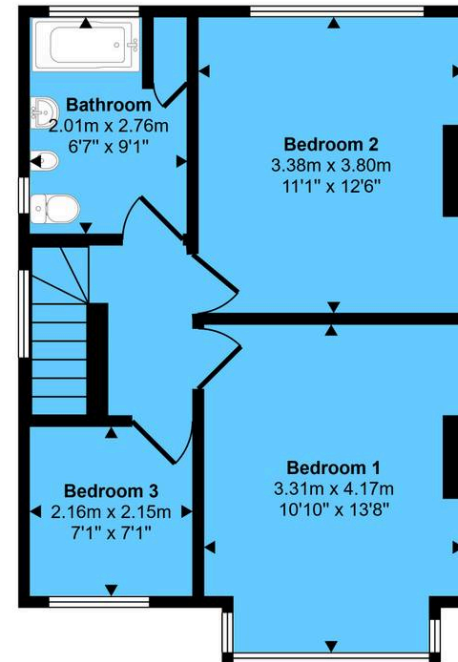
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
128 sq m / 1378 sq ft



Ground Floor
Approx 85 sq m / 917 sq ft



First Floor
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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