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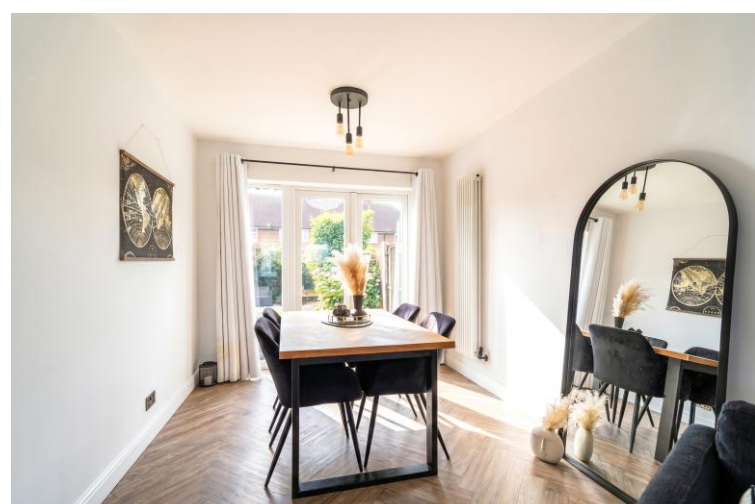
## Brays Road

Sheldon, Birmingham

- A Beautifully Presented Semi-Detached Family Home
- Two Double Bedrooms
- Through Lounge/Diner
- Re-Fitted Family Shower Room

**£235,000**

Current EPC Rating - C  
Current Council Tax Band - B



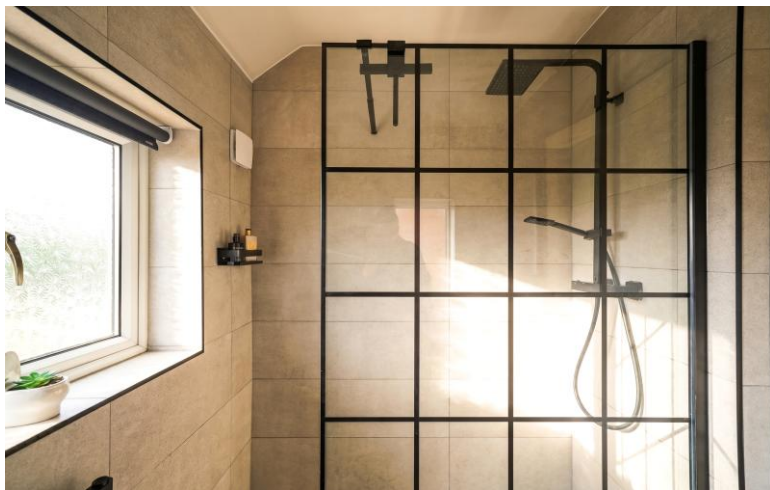
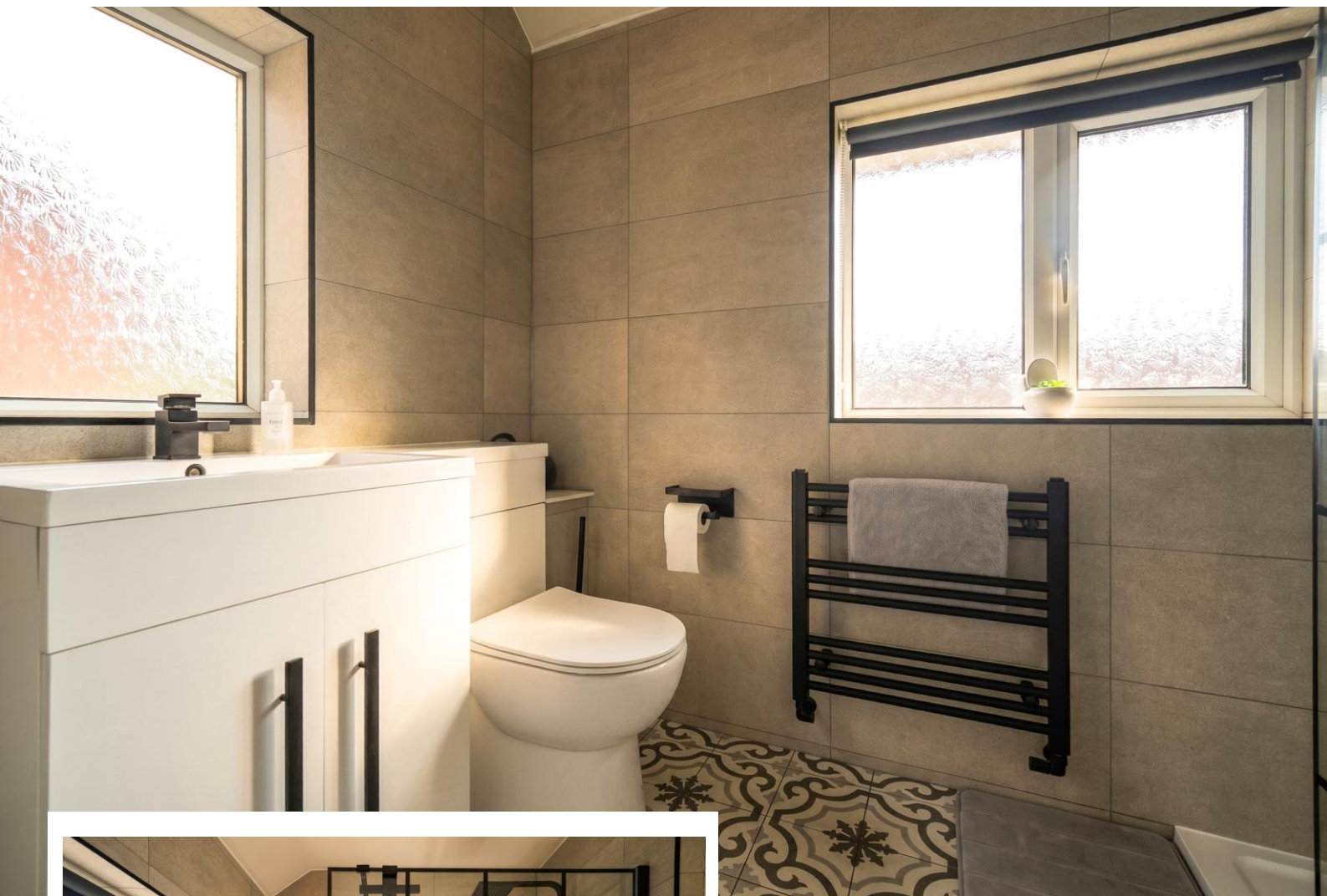


## Property Description

A beautifully presented semi-detached property situated in a most convenient location. Offering accommodation comprising a spacious through lounge/diner, modern fitted kitchen, utility room, guest W.C, two double bedrooms, modern family shower room, Southerly facing rear garden and driveway parking

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B



## Rooms & Measurements

Spacious Through Lounge/Diner 6.7m x 3.4m (21'11" x 11'1")

Modern Fitted Kitchen to Rear 2.9m x 2.5m (9'6" x 8'2")

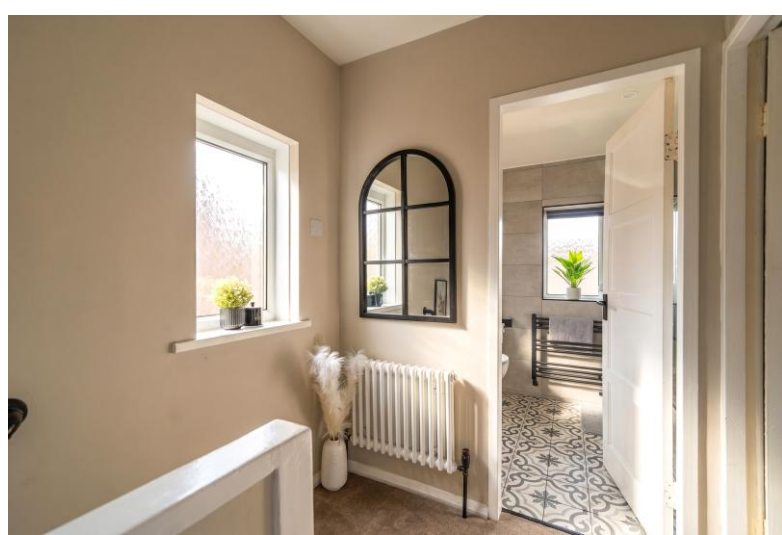
Utility Room 3.6m x 1.2m (11'9" x 3'11")

Guest W.C

Bedroom One to Front 4.4m x 2.9m (14'5" x 9'6")

Bedroom Two to Rear 3.4m x 2.8m (11'1" x 9'2")

Modern Family Shower Room to Rear 2.3m x 1.6m (7'6" x 5'2")



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.