



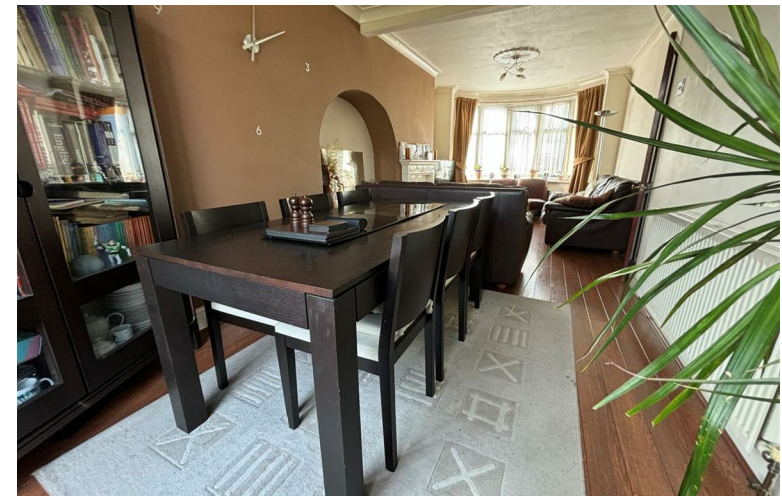
melvyn  
**Danes**  
ESTATE AGENTS

Benedon Road  
Sheldon  
£235,000



## Description

This well-maintained, extended 3-bedroom semi-detached property is located on a popular road in Sheldon. It is an ideal family home or first-time purchase. The house is situated in a great location near shops, facilities, and transport links. It comprises an entrance hall, a through lounge, and an extended kitchen diner on the ground floor. Upstairs, there are three bedrooms and a bathroom. Additional features include central heating, double glazing, a driveway, and a rear garden.





## Accommodation

Driveway

Enclosed porch

Hallway

Lounge

10'5 x 24'7 (3.18m x 7.49m)

Kitchen

10'1 x 19'1 max (3.07m x 5.82m max)

Landing

Bedroom One

9'2 x 13'1 into bay (2.79m x 3.99m into bay )

Bedroom Two

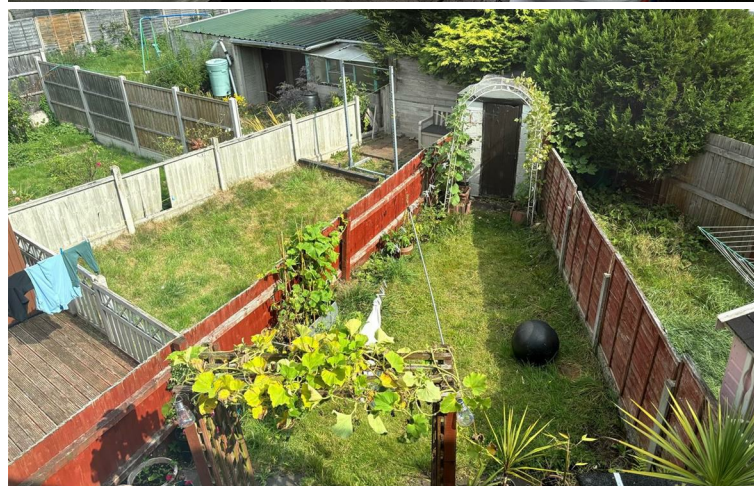
11'1 x 10'7 (3.38m x 3.23m)

Bedroom Three

6'9 x 8'4 (2.06m x 2.54m )

Bathroom

Garden





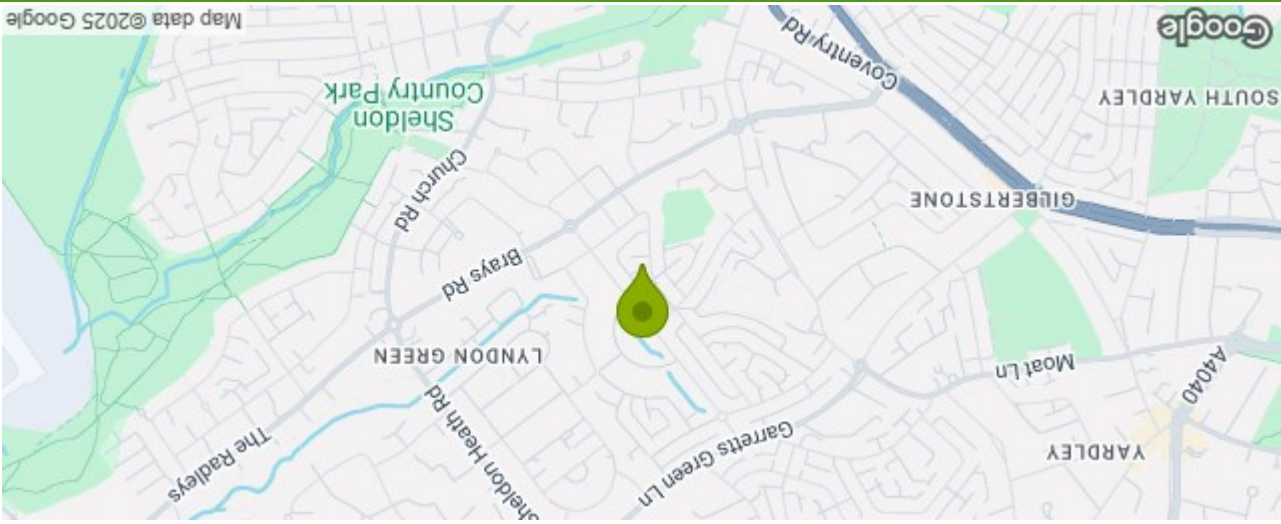
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: B

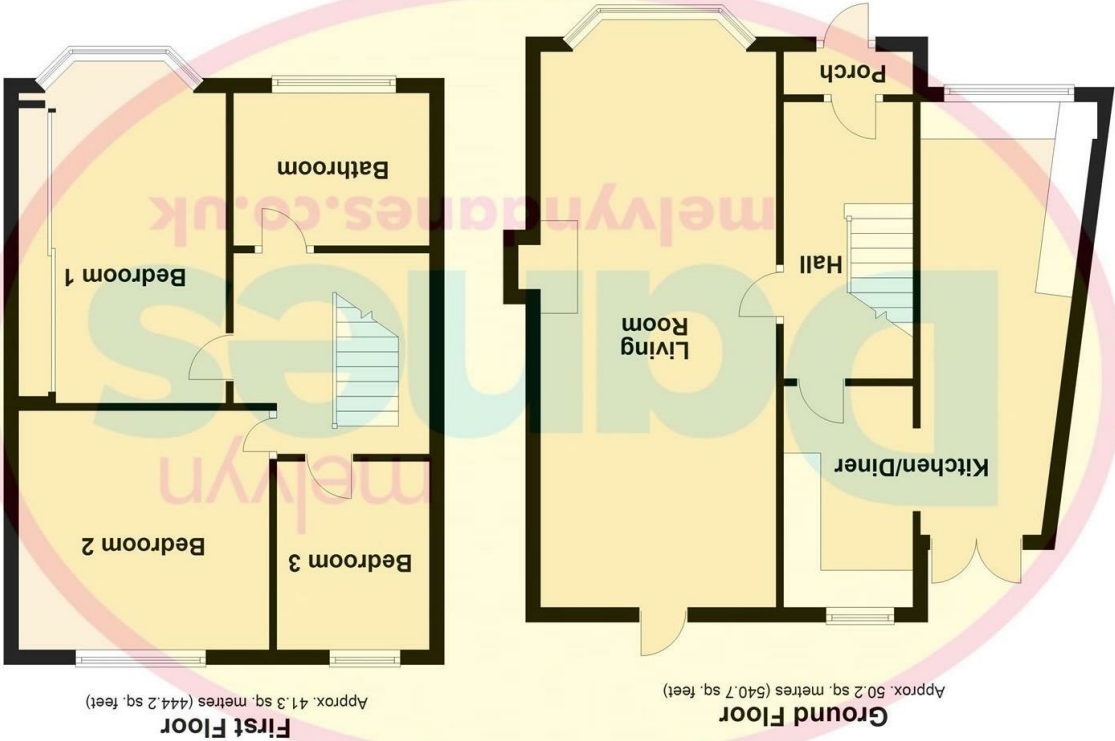
VIEWING: By appointment only with the office on the number below.

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.

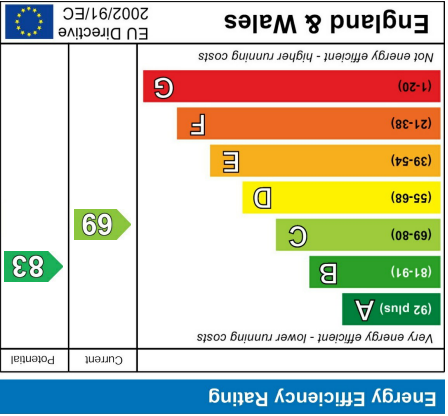
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 91.5 sq. metres (984.8 sq. feet)



138 Benedon Road Sheldon Birmingham B26 2UT  
Council Tax Band: B



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.