



Danes
melvyn
ESTATE AGENTS

Hatchford Brook Way
Sheldon
£260,000

Description

A beautifully presented, modern end town house on a popular development in B26. This lovely property is the perfect family home and is in a super location near to shops, schools, facilities and transport links. Comprising lounge, kitchen/diner and guest WC. On the first floor are two double bedrooms and the bathroom and on the second floor is the main bedroom. Further benefiting from central heating, double glazing, driveway for two vehicles and rear garden.



Accommodation

Front

Off road parking for two vehicles and access to a composite opaque double glazed door to:-

Lounge

11'10 max x 14'11 max (3.61m max x 4.55m max)



Double glazed window to the front, radiator, door to the under stairs storage cupboard, power and light points and door to:-

Lobby

Stairs to the first floor, laminate flooring, power and light points and doors to:-

Guest WC

Fitted with a low level flush WC and a guest sink. radiator, extractor fan, laminate flooring and ceiling light point

Kitchen/Diner

11'9 x 8'5 (3.58m x 2.57m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and laminate splash backs. Fitted electric oven with a gas hob and extractor hood over and a stainless steel splash back and space and plumbing for other appliances. Double glazed French doors to the rear garden, double glazed window to the rear, wall mounted boiler (concealed within a cupboard), radiator, laminate flooring, power and light points

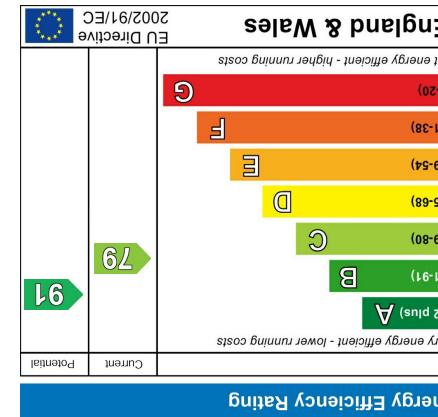
First Floor Landing

Stairs to the second floor, radiator, power and light points and doors to:-

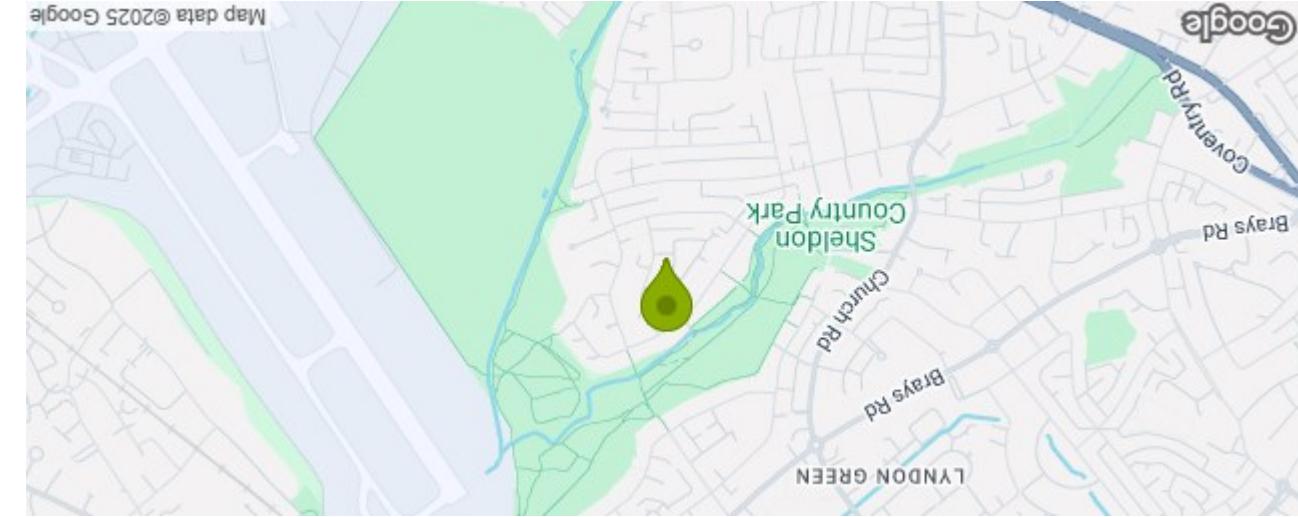


Contract.

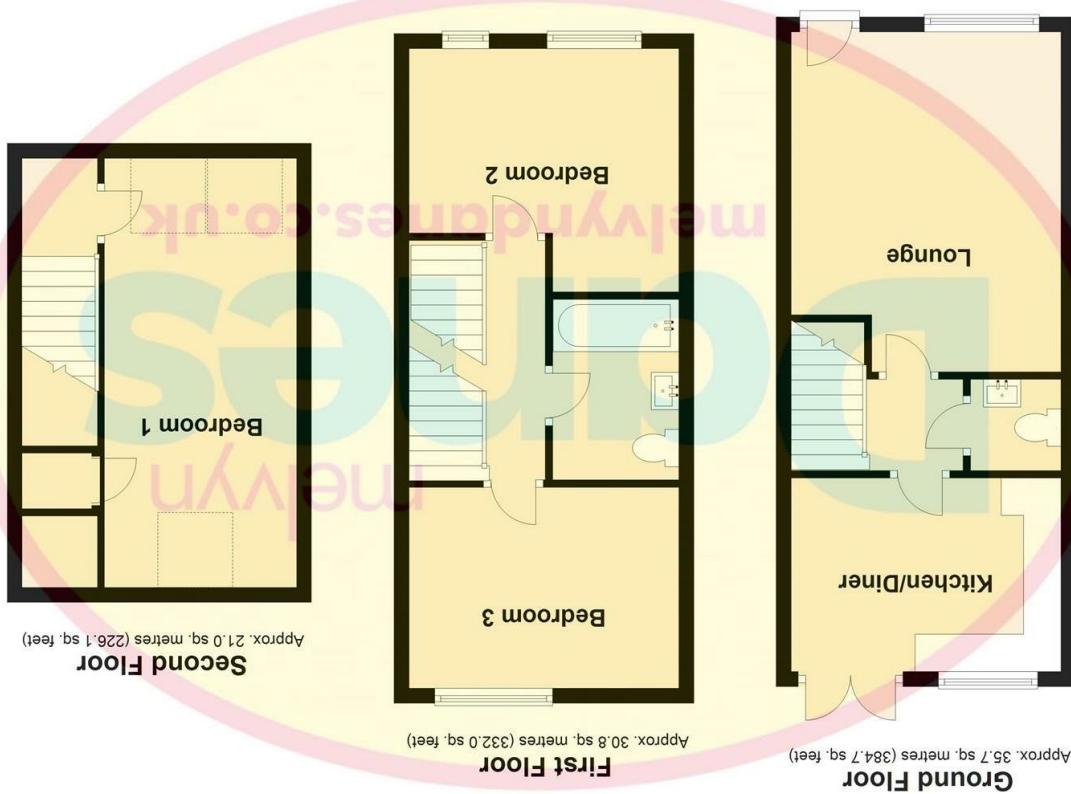
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Council Tax Band: C
3 Hatchford Brook Way Sheldon Birmingham B26 3GD



Total area: approx. 87.6 sq. metres (942.9 sq. feet)



BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however

please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 15/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 15/01/2025). Please note that the property may be different depending on the particular circumstances.
VIEWING: By appointment only with the office on the number below.

CONSSUMER 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 written confirmation of all legal and factual matters and information from their solicitor.

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 warrant that they are in working order.

PROPERTY OWNER: Under anti-money laundering legislation, we are obliged to confirm the identity of individual owners and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intermediaries, we may use approved external services which review publicly available information on companies and individuals. However, should these checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence, if you do not provide satisfactory evidence or information within a reasonable time. However,

for you and we would seek for your co-operation in order that there will be no delay in agreeing the sale.