



Danes melvyn
ESTATE AGENTS

Leys Wood Croft
Sheldon
£230,000

Description

A well maintained mid terraced house on a cul de sac in B26 with NO ONWARD CHAIN. This spacious property is a blank canvas to make your own and is in a great location, near to shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge/diner, kitchen and conservatory to the ground floor. Upstairs there are three good sized bedrooms, a shower room and separate WC. Further benefiting from central heating, double glazing, gardens to the front and rear and rear garage.



Front

The front garden is laid to lawn with shrub borders and a path to a UPVC opaque double glazed door to:-

Enclosed Porch

Opaque double glazed windows to the front and side, wall light, power socket and an opaque double glazed door to:-

Entrance Hall

Stairs to the first floor, door to the under stairs storage cupboard, meter cupboard, radiator, ceiling light point and doors to:-

Lounge/Diner

11'6 max x 22'1 max



Double glazed window to the front, two radiators, gas fireplace, power and light points and double glazed patio doors to:-

Conservatory

8'11 x 7'

Double glazed patio door to the rear garden, double glazed windows to the rear and side and laminate flooring

Kitchen

8'4 x 9'8 max



Fitted with eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainage with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, breakfast bar, double glazed window to the rear, power and light points and door to:-

Side Entrance

Doors to the entry/bin store, rear garden and storage cupboard (with a guest WC, power and light points)



TENURE: We are advised that the property is FREEHOLD

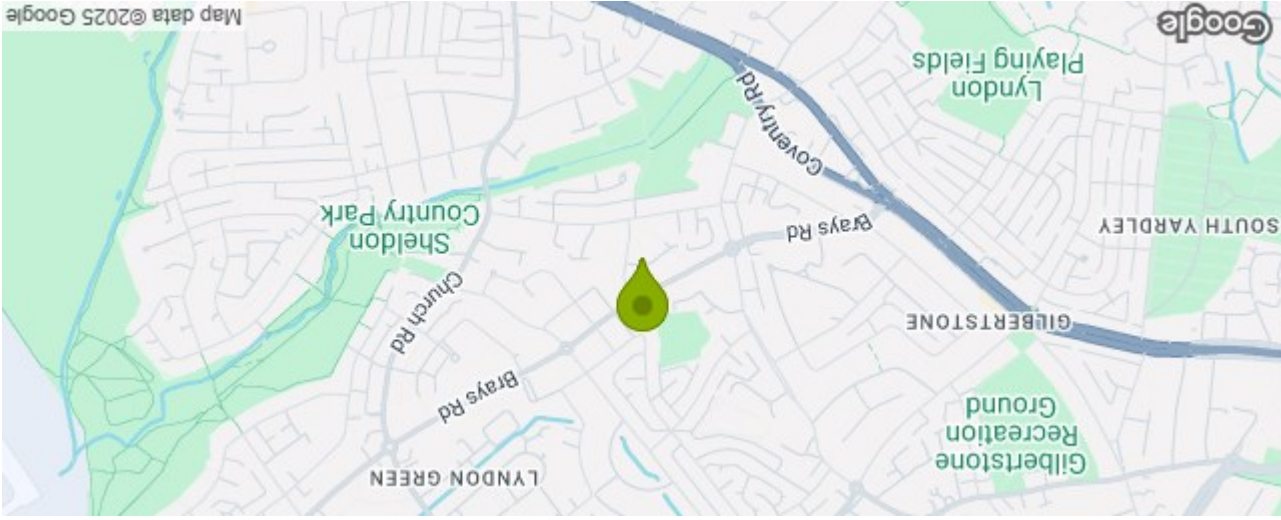
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 31/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 31/01/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those 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, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



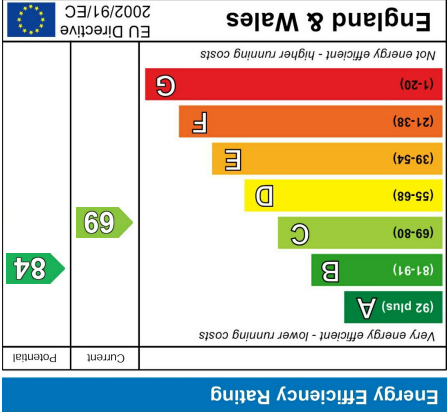
Ground Floor
Approx. 59.8 sq. metres (643.5 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.1 sq. feet)



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)



10 Leys Wood Croft Sheldon Birmingham B26 3BT
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.