



melvyn  
**Danes**  
ESTATE AGENTS

Kennedy Croft  
Sheldon  
£265,000



## Description

CUL DE SAC LOCATION! A very well presented, extended semi detached house on a popular road in Sheldon. This lovely property will make the perfect first time purchase and is in a superb location near to shops, facilities and transport links. Comprising entrance hall, through lounge/diner and extended kitchen to the ground floor. Upstairs there are three good sized bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, lovely rear garden and rear garage.





## Accommodation

### Driveway

### Entrance Hall

5'1 x 10'1 (1.55m x 3.07m)

### Through Lounge/Diner

9'10 max x 25'7 to bays (3.00m max x 7.80m to bays)

### Extended Kitchen

11' max x 20' max (l shaped room)  
(3.35m max x 6.10m max (l shaped room))

### Landing

5'1 x 6'10 (1.55m x 2.08m)

### Bedroom One

9'10 max x 12'10 to bay (3.00m max x 3.91m to bay)

### Bedroom Two

9'10 max x 12'4 to bay (3.00m max x 3.76m to bay)

### Extended Bedroom Three

9'10 max x 8'3 max (3.00m max x 2.51m max)

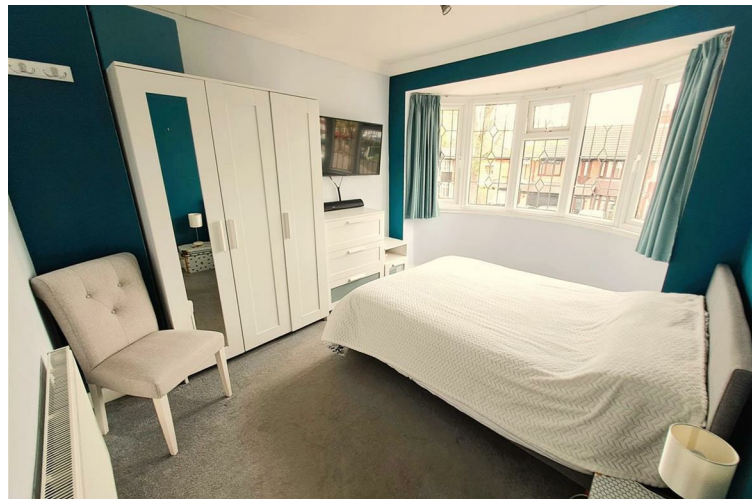
### Bathroom

5' x 6'8 (1.52m x 2.03m)

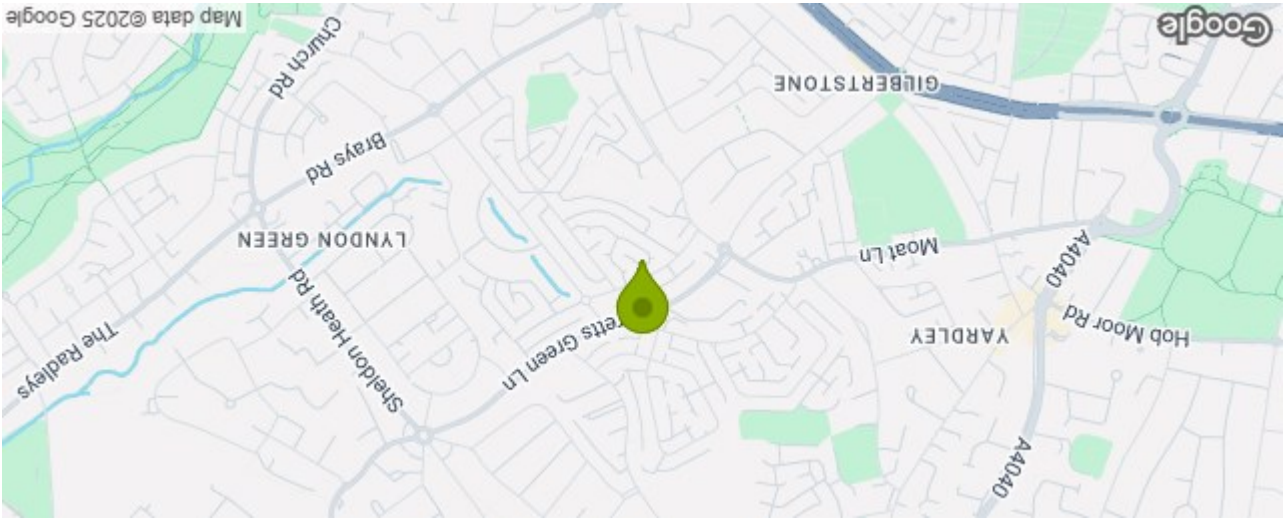
### Rear Garden

### Rear Garage

11'9 x 19'11 with power and lighting  
(3.58m x 6.07m with power and lighting)





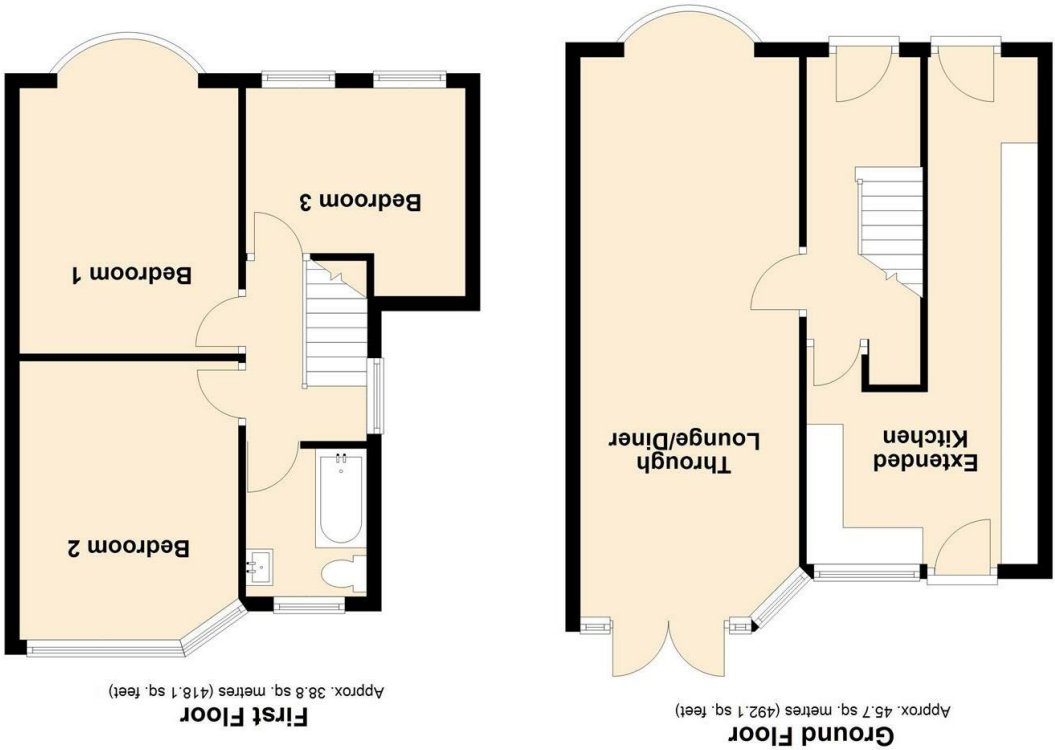


England & Wales		
Very energy efficient - lower running costs	A (92 plus)	84
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	63
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
EU Directive 2002/91/EC		

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.

5 Kennedy Croft Sheldon Birmingham B26 2NE  
Council Tax Band: C

Total area: approx. 84.6 sq. metres (910.1 sq. feet)



TENURE: We are advised that the property is .....

BROADBAND: We understand that the standard broadband download speed at the property is around 13 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 17/04/2025. 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 17/04/2025). 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.

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