



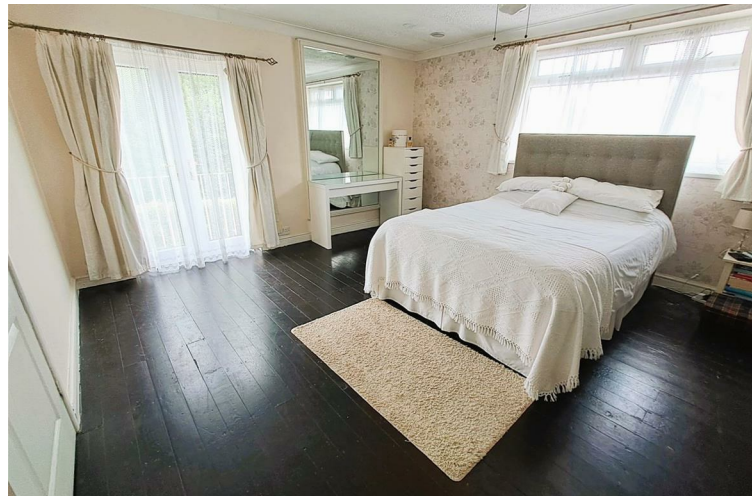
**Danes** melvyn  
ESTATE AGENTS

**Brays Road  
Sheldon  
£275,000**



## Description

GREAT FAMILY HOME! An extended, iron and steel frame semi detached house on a popular road in B26 offering flexible and versatile accommodation. This spacious property is in a great location near to a good range of shops, schools and facilities and comprises: enclosed porch, open plan hall/lounge, kitchen/diner, sun lounge/utility and bathroom to the ground floor. Upstairs there are four bedrooms, a dressing room, en suite bathroom and shower room. Further benefiting from central heating, double glazing, integral garage, driveway for multiple vehicles and gardens to the rear and side.





## Driveway For Multiple Vehicles

### Enclosed Porch

8'4 x 3'11 (2.54m x 1.19m)

### Open Plan Hall/Lounge

22'3 max x 12'1 max (6.78m max x 3.68m max)

### Kitchen/Diner

22'3 x 8'7 (6.78m x 2.62m)

### Utility/Sun Lounge

22'3 x 7'9 (6.78m x 2.36m)

### Ground Floor Bathroom (In Need Of Updating)

5'3 x 12'9 (1.60m x 3.89m)

### Landing

8'10 x 5'7 (2.69m x 1.70m)

### Bedroom One

18'5 x 13'8 (5.61m x 4.17m)

### Dressing Room

9'1 x 6'5 (2.77m x 1.96m)

### En Suite Bathroom

8'11 x 6'5 (2.72m x 1.96m)

### Bedroom Two

13'4 x 12'2 (4.06m x 3.71m)

### Bedroom Three

13'4 x 8'7 (4.06m x 2.62m)

### Bedroom Four

8'10 x 9'2 (2.69m x 2.79m)

### Shower Room

10' max x 5'6 (3.05m max x 1.68m)

### Integral Garage

17'7 x 21'4 (5.36m x 6.50m)

### Rear Garden

### Side Garden





TENURE: We are advised that the property is FREEHOLD.

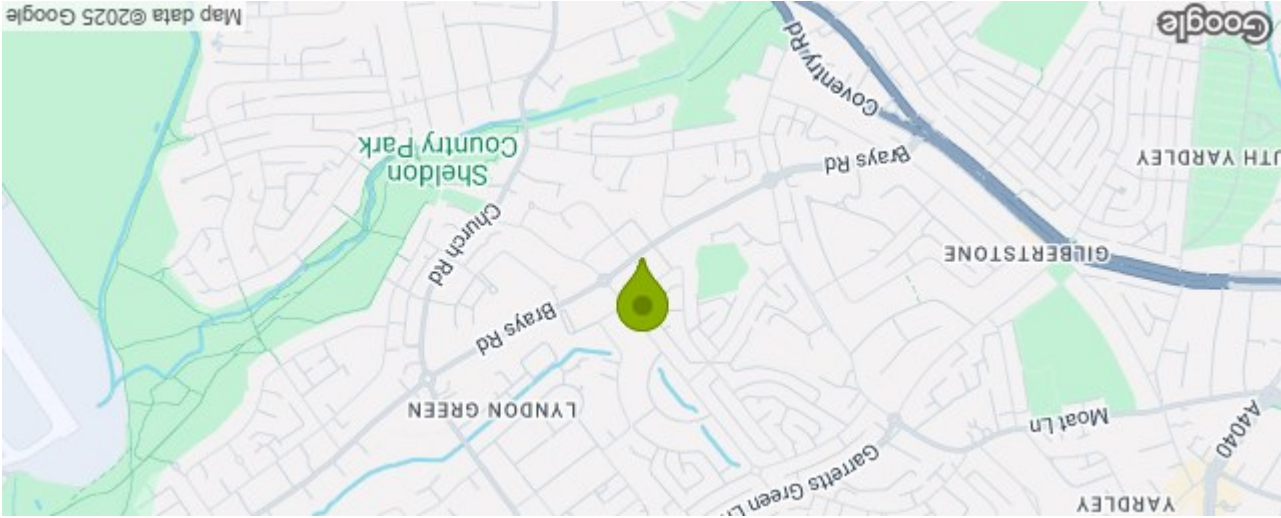
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/04/2025. 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 23/04/2025. 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.

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. 105.4 sq. metres (1134.3 sq. feet)



First Floor  
Approx. 80.2 sq. metres (853.0 sq. feet)



Total area: approx. 185.6 sq. metres (1997.2 sq. feet)

### 312 Brays Road Sheldon Birmingham B26 2PR Council Tax Band: A

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

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.