



melvyn
Danes
ESTATE AGENTS

Sheldonfield Road

Sheldon

Offers Over £325,000

Description

A largely extended and spacious semi detached property which would be the perfect first time purchase or family home. Conveniently located within close proximity to a wide selection of amenities including schools, shops and parks as well as being conveniently located for a variety of transport links including; International Railway, Birmingham Airport and the M42. The beautifully presented house has been vastly improved by the current owners and comprises; porch, entrance hall, front reception room, dining area, breakfast kitchen, further extended reception room and utility to the ground floor. On the first floor you will find three good size bedrooms and an enlarged re fitted bathroom. Having the added bonus of central heating, double glazing, rear garden with garden room, driveway with parking for two cars and rear garage.



Accommodation

Driveway

Porch

Entrance Hall

Front Reception

11'11 (max) x 16'9 (into bay)

Dining Area

7'11 x 11'1 (max) (2.41m x 3.38m (max))

Extended, Rear Reception

10'6 (max) x 18' (3.20m (max) x 5.49m)

Extended Breakfast Kitchen

15'4 (max) x 13'3 (max) (4.67m (max) x 4.04m (max))

Utility Room

6'6" (max) x 9'2" (2 (max) x 2.8)

Landing

Bedroom One

10'10 (max) x 14'7 (into bay) (3.30m (max) x 4.45m (into bay))

Bedroom Two

11' x 12'1 (3.35m x 3.68m)

Bedroom Three

7'7 x 7'5 (2.31m x 2.26m)

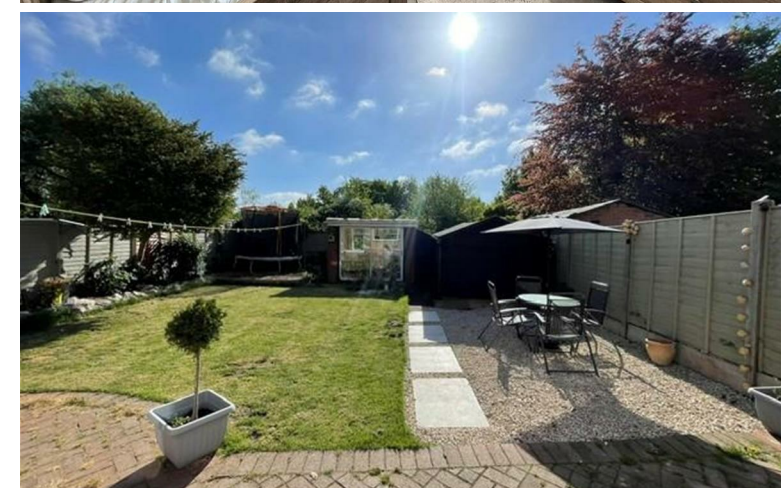
Re Fitted Bathroom

8'6" x 7'10" (2.6m x 2.4m)

Rear Garden

Garden Room

Rear Garage



TENURE: We are advised that the property is FREEHOLD

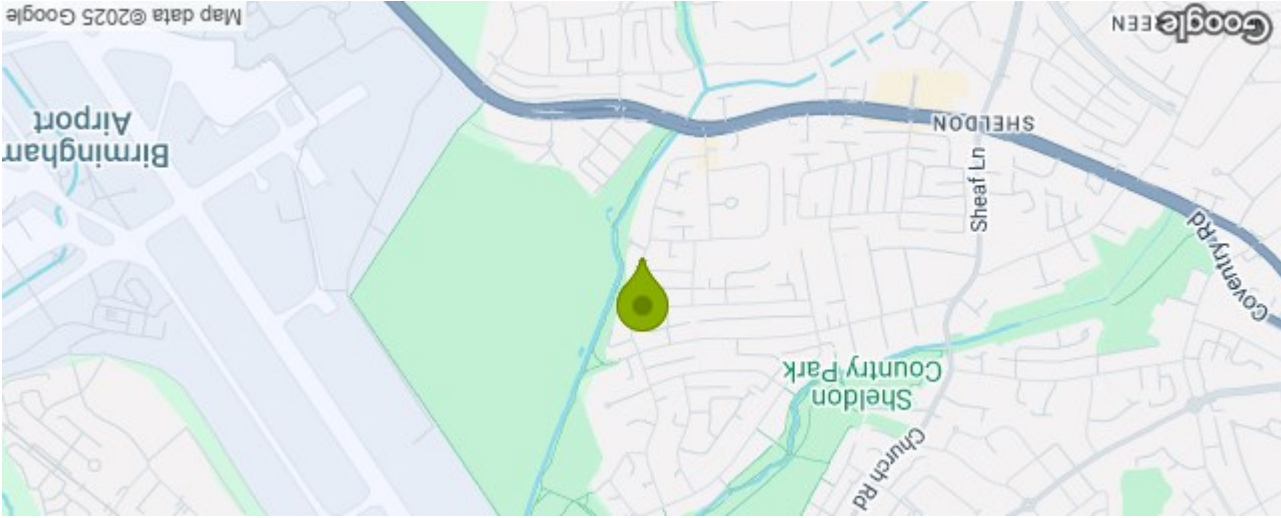
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 02/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited mobile coverage (data taken from checker.ofcom.org.uk on 02/05/2025). 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. 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.



115 Sheldonfield Road Sheldon Birmingham B26 3RP
Council Tax Band: C

Energy Efficiency Rating		
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		
Potential	Current	
	64	80

Total area: approx. 135.1 sq. metres (1454.0 sq. feet)

