

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS

A photograph of a two-story semi-detached house with a cream-colored exterior and a dark brown tiled roof. The house features a bay window on the ground floor and a larger bay window on the first floor. The front door is black with a small porch. To the left, there is a brick wall and a black door. To the right, there is a black garage door. The front garden is paved with grey bricks and has a small lawn area on the left. There are black bins and a green bin in the garden.

**Mardon Road
Sheldon
Offers Around £400,000**

Description

Viewing Is Highly Recommended of this spacious and well-presented semi-detached property on a popular road in Sheldon. Conveniently located near a variety of local amenities, including shops, schools, parks, and public transport links, with easy access to Solihull, Birmingham, and Coventry.

This family home offers plenty of space both inside and out. The ground floor comprises an enclosed porch, entrance hall, lounge, study/bedroom, large open-plan kitchen and dining area, conservatory, utility room, and guest WC. Upstairs, there are five bedrooms and a family bathroom with a separate bath and shower.

The property also benefits from central heating, double glazing, front and rear gardens, a bar area, and a large driveway with parking for several cars.



Accommodation

Front Garden

Driveway For Multiple Cars

Enclosed Porch

Entrance Hall

3'1 x 15'4 (0.94m x 4.67m)

Lounge

9'10 x 16'5 (3.00m x 5.00m)

Study/Bedroom 6

6'11 x 9'10 (2.11m x 3.00m)

Extended Kitchen

8'1 x 15'1 (2.46m x 4.60m)

Dining Area

9'10 x 8'5 (3.00m x 2.57m)

Conservatory

10'3 x 13' (3.12m x 3.96m)

Utility Room

4'9 x 19'5 (1.45m x 5.92m)

Guest W.C

2'4 x 2'10 (0.71m x 0.86m)

Landing

Bedroom One

9'10 (into wardrobes) x 13' (into bay) (3.00m (into wardrobes) x 3.96m (into bay))

Bedroom Two

9'10 x 11'10 (3.00m x 3.61m)

Bedroom Three

6'4 (max) x 14'3 (1.93m (max) x 4.34m)

Bedroom Four

8' x 6'11 (2.44m x 2.11m)

Bedroom Five

5'4 x 8'2 (1.63m x 2.49m)

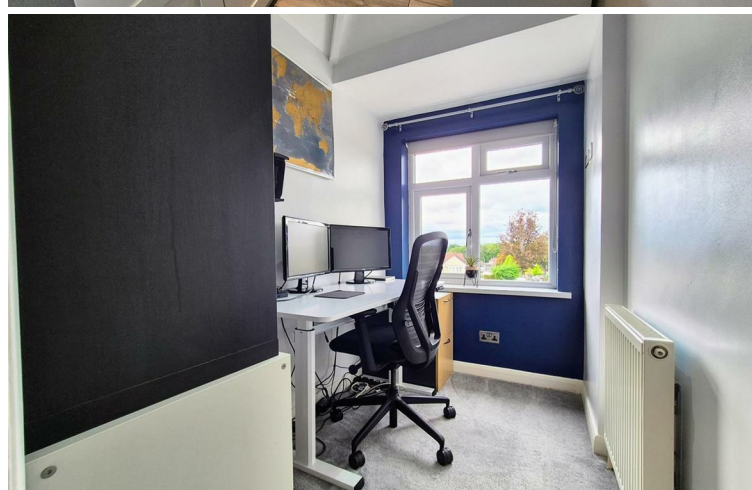
Re Fitted Bathroom

8'11 (max) x 9' (max) (2.72m (max) x 2.74m (max))

Rear Garden

Bar

8'6 x 11'5 (2.59m x 3.48m)



TENURE: We are advised that the property is Freehold.

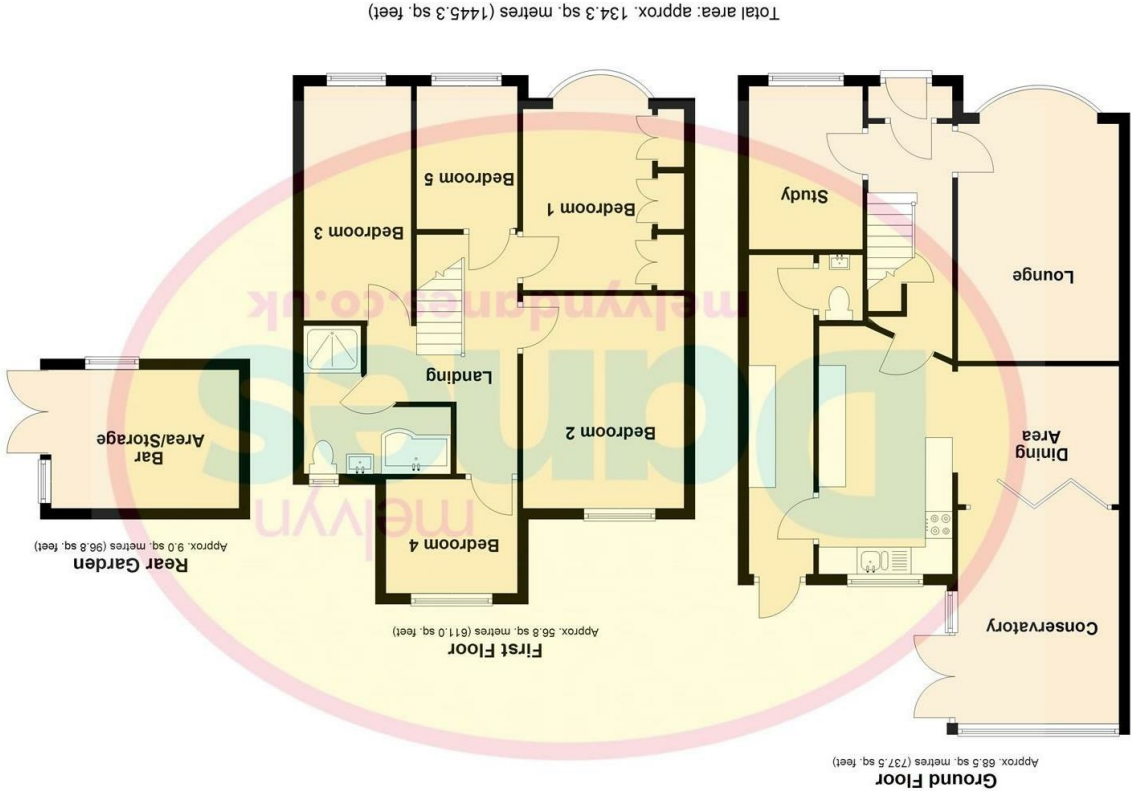
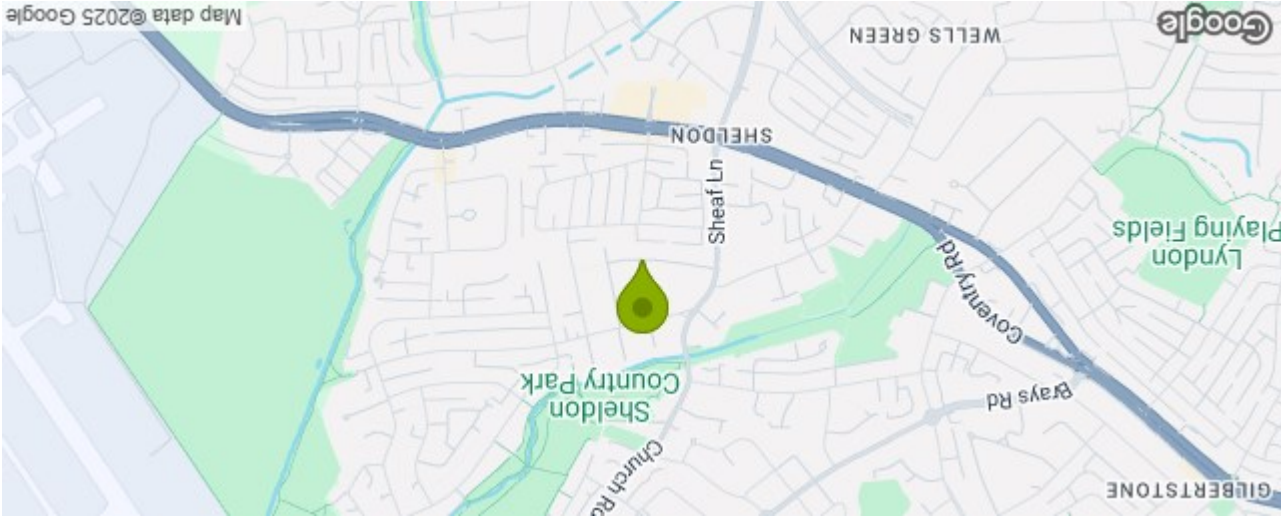
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps (data taken from checker.ofcom.org.uk on 01/06/2025). 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 01/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

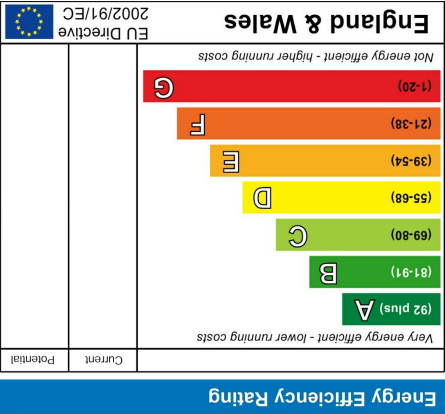
VIEWING: By appointment only with the office on the number below.

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.



57 Mardon Road Sheldon Birmingham B26 3ER
Council Tax Band: D



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.