



melvyn  
**Danes**  
ESTATE AGENTS

Benedon Road  
Sheldon  
£220,000



## Description

A spacious British Iron And Steel Frame semi detached house on a popular and convenient road in Sheldon with no onward chain.

This lovely property would make a great first time purchase and is located near to a good range of shops, facilities and transport links.

Comprising enclosed porch, entrance hall, lounge, dining room, re fitted kitchen and rear lobby with a WC and storage room. Upstairs there are three good sized bedrooms and the shower room.

Further benefiting from central heating, double glazing, driveway and a rear garden with a summer house.





## Accommodation

**Driveway**

**Enclosed Porch**

**Entrance Hall**

6'11 x 12'1 (2.11m x 3.68m)

**Lounge**

15'2 x 12'1 (4.62m x 3.68m)

**Dining Room**

10'4 x 8'5 (3.15m x 2.57m)

**Re Fitted Kitchen**

11'8 x 8'5 (3.56m x 2.57m)

**Lobby**

**Storage Room**

**Ground Floor WC**

**Landing**

8'10 x 5'8 (2.69m x 1.73m)

**Bedroom One**

12'2 x 11'11 (3.71m x 3.63m)

**Bedroom Two**

13'2 x 8'7 (4.01m x 2.62m)

**Bedroom Three**

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

**Shower Room**

6'11 x 5'7 (2.11m x 1.70m)

**Rear Garden**

**Summer House**





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

BROADBAND: We understand that the standard broadband download speed at the property is around x15Mbps, 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.gov.uk on 1/12/2025. 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 2/12/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

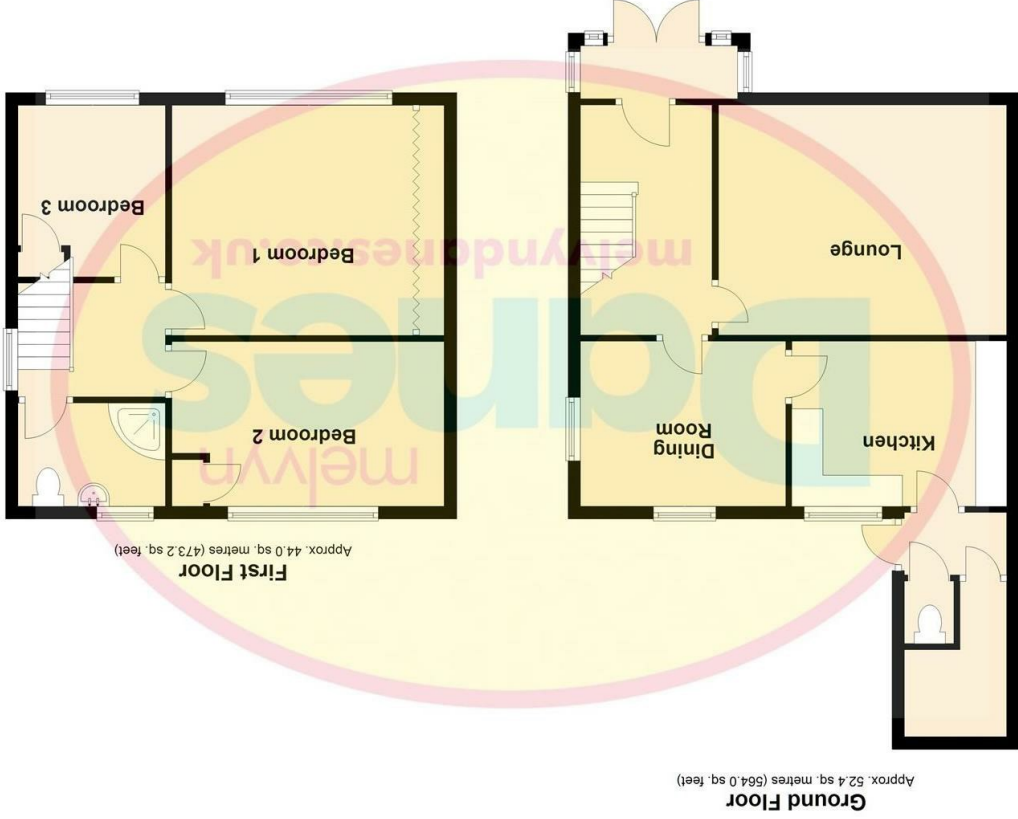
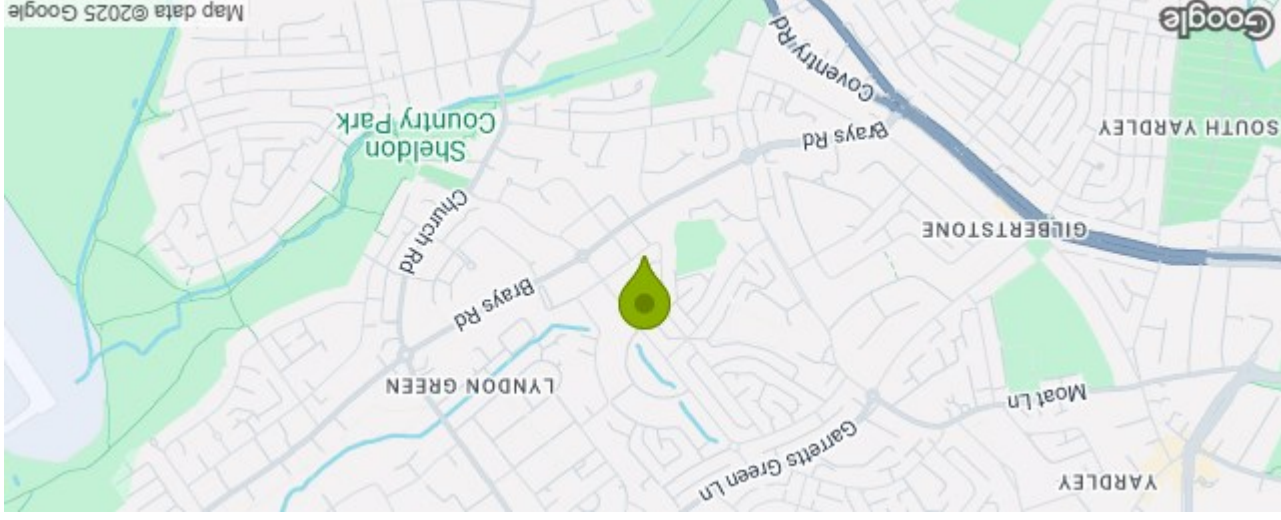
VIEWING: By appointment only with the office on the number below.

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 do so 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 we accept instructions to provide them with money from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which we will use to verify the identity of individuals. However, we should do these checks, for any reasons, 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 a sale. 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.

**REFERRAL FEES:** We may refer you to recommended providers for ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

**obligation to use the services of the recommended provider.**



168 Benedon Road Sheldon Birmingham B26 2UX  
Council Tax Band: A

Energy Efficiency Rating		
Potential	Current	<div><div><div>Very energy efficient - lower running costs</div><div><div>A</div><div>(92 plus)</div></div><div><div>B</div><div>(81-91)</div></div><div><div>C</div><div>(69-80)</div></div><div><div>D</div><div>(55-68)</div></div><div><div>E</div><div>(39-54)</div></div><div><div>F</div><div>(21-38)</div></div><div><div>G</div><div>(1-20)</div></div><div>Not energy efficient - higher running costs</div></div></div>
<div><div><div><div><div></div><div></div></div><div>EU Directive 2002/91/EC</div></div><div><div>England &amp; Wales</div></div></div><div><div>76</div><div>65</div></div></div>		

Please note that all measurements and floor 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.

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