



Danes
melvyn
ESTATE AGENTS

**Horrell Road
Sheldon
£250,000**

Description

A well presented, extended semi detached house on a popular road in Sheldon.

This lovely property will make a great first time purchase and is in a super location near to a good range of shops, facilities and transport links.

Comprising porch, entrance hall, through lounge/diner and extended, breakfast kitchen with integrated appliances to the ground floor. Upstairs there are three good sized bedrooms and a re fitted bathroom.

Further benefiting from central heating, double glazing, driveway, rear garden and rear garage with a rear service road.



Accommodation

Driveway

Porch

5'6 x 1'7 (1.68m x 0.48m)

Entrance Hall

5'6 x 11'8 (1.68m x 3.56m)

Through Lounge/Diner

9'8 max x 24'10 max to bay (2.95m max x 7.57m max to bay)

Extended Breakfast Kitchen

6'10 x 11' (2.08m x 3.35m)

Landing

5'7 x 6'10 (1.70m x 2.08m)

Bedroom One

9'8 max x 13'3 (2.95m max x 4.04m)

Bedroom Two

9'8 max x 11'7 to bay (2.95m max x 3.53m to bay)

Extended Bedroom Three

6'7 max x 11'2 max (2.01m max x 3.40m max)

Re Fitted Bathroom

5'3 x 5'9 (1.60m x 1.75m)

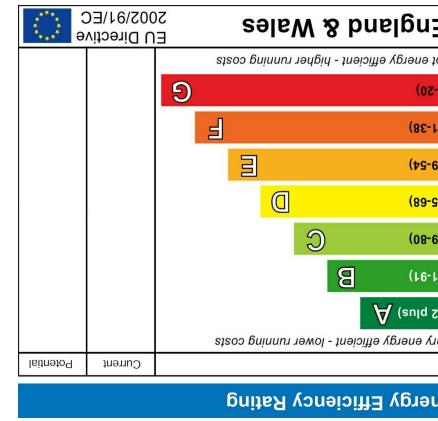
Rear Garden

Rear Garage

Rear Service Road

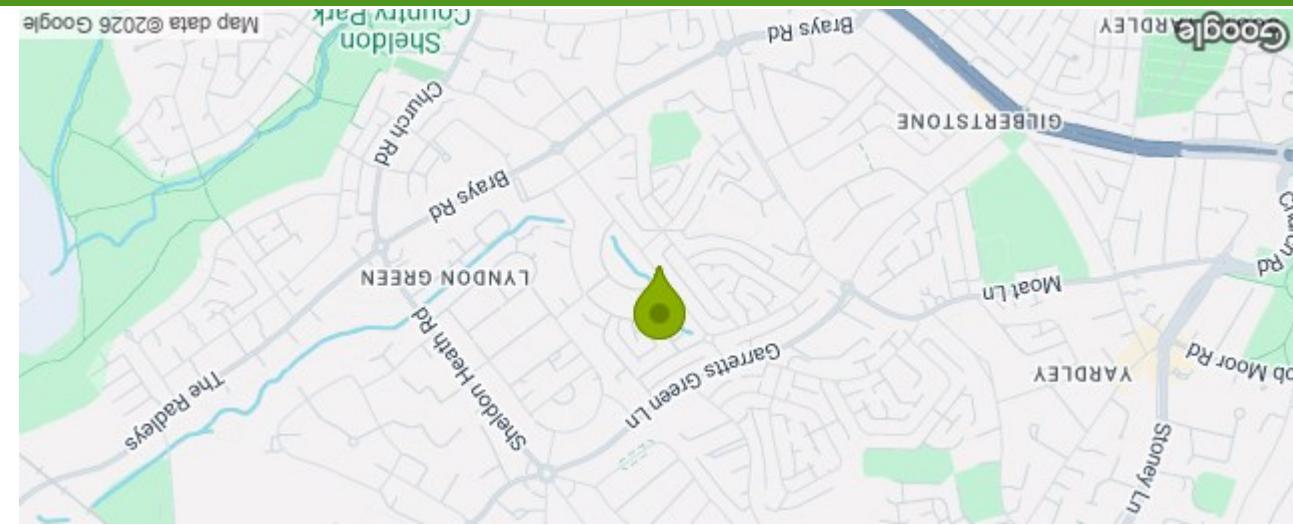
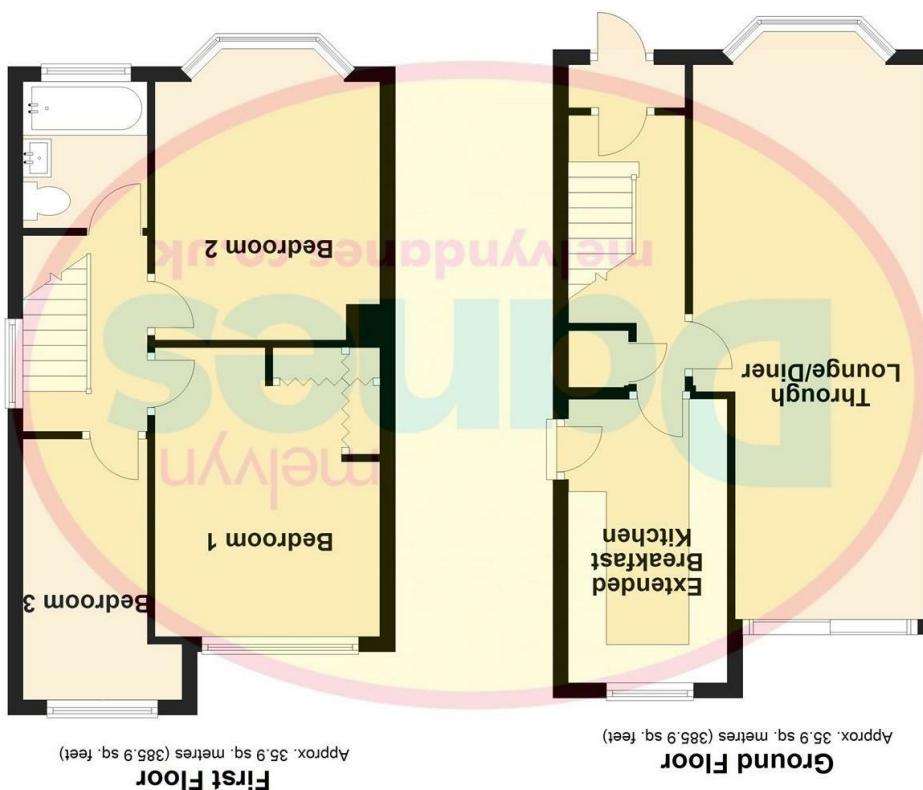


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



33 Horrell Road Shelddon Birmingham B26 2PB

total area: approx. 71.7 sq. metres (771.8 sq. feet)



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

MOBILE: Please refer to checkero.com for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and third parties may be affected depending on the particular.

BRADDBAND: We understand that the standard broadband speed at the property is around 14 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.ocm.org.uk on 28/10/2026. Actual service availability at the property post code area is around 1800 Mbps.

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