



Shelley Drive, Sinfin Derby DE24 9GW

welcome to

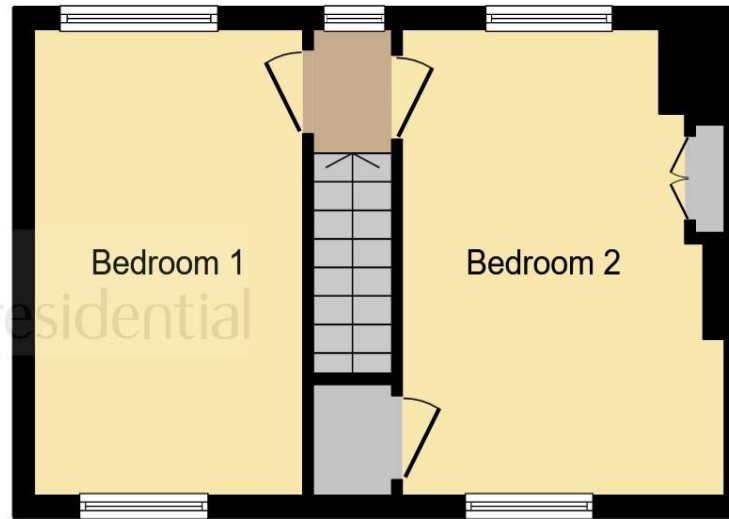
Shelley Drive, Sinfin Derby

Opportunity to enhance and improve this superb terraced home, which is offered to the market with NO ONWARD CHAIN. This two bed family home is located in Sinfin, close to Rolls Royce and the excellent local road infrastructure,





Ground Floor



First Floor

Entrance Hallway

Kitchen

8' 2" Widest x 11' 10" Widest (2.49m Widest x 3.61m Widest)

Living Room

14' 5" Widest x 10' Widest (4.39m Widest x 3.05m Widest)

Bathroom

Stairs & Landing

Bedroom One

14' 5" Widest x 10' Widest (4.39m Widest x 3.05m Widest)

Bedroom Two

14' 5" Widest x 8' 10" Widest (4.39m Widest x 2.69m Widest)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Shelley Drive, Sinfin Derby

- Opportunity to Add Value
- Two Double Bedrooms
- Enclosed Rear Gardens
- Located in Sinfin
- No Onward Chain

Tenure: Freehold EPC Rating: D

Opportunity to enhance and improve this superb terraced home, which is offered to the market with NO ONWARD CHAIN. With excellent proportions, generous plot and convenient proximity to local amenities such as schooling, shops, Rolls Royce & the local road infrastructure, this home would make an excellent first time buy and investment.

In brief, this property comprises an entrance hallway with stairs leading up, kitchen to the rear with panty cupboard built-in and a rear door into the garden, a living room running front to back and family bathroom on the ground floor. To the first floor is a central hallway with two double bedrooms running front to back. Externally there are secure front and rear garden mainly laid to lawn.

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY118657 - 0006

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