



**melvyn**  
**Danes**  
ESTATE AGENTS

**Goldthorne Avenue**

**Sheldon**

**Asking Price £260,000**

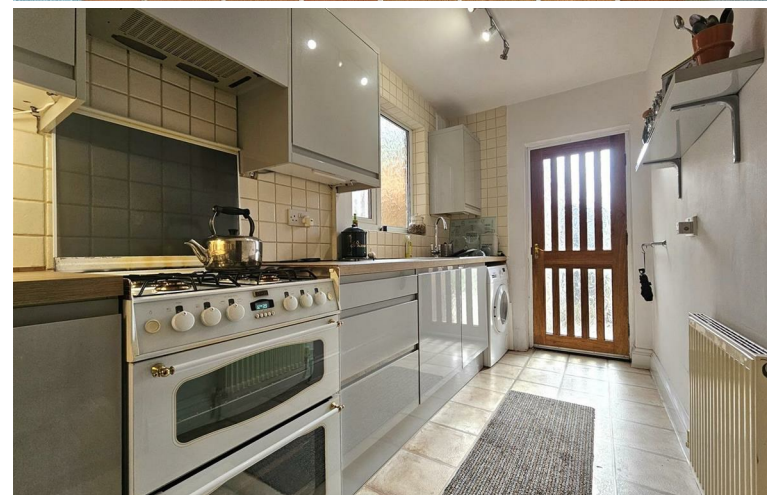


## Description

A well presented traditional bay fronted semi detached house on a popular road in Sheldon. Superbly located for a great array of shops, local facilities and excellent transport links. Comprising of entrance hall, front living room with bay window and gas fire place, fitted kitchen with a range of integrated appliances and access into the rear garden, living room with French doors onto the rear garden.

To the first floor we have two good sized double bedrooms one with large bay window and a further single room and a family bathroom. Further benefiting from central heating, double glazing, driveway for numerous vehicles, charming rear garden with various sheds and greenhouses and garage to the rear with vehicular access.

Located in Sheldon not far from the Coventry road cross roads. Coming from Solihull along the B425 one would cross the Coventry road cross roads onto Sheaf Lane then take the second right onto Rectory Park Road and proceed around 150 Meters and turn right onto Coalway Avenue then take the next left onto Goldthorne Avenue where the property can be found on the right hand side. Being close to local amenities and just a stones throw from the hustle and bustle of the Coventry road and its new retail outlets.





## Accommodation

**Entrance Porch**

**Entrance Hall**

**Dining Room**

11'9" x 12'1" (3.59 x 3.69)

**Living Room**

13'9" x 10'2" (4.21 x 3.12)

**Kitchen**

13'8" x 6'2" (4.17 x 1.89)

**Garden Store**

**Bedroom One**

11'9" x 13'2" (3.59 x 4.03)

**Bedroom Two**

14'5" x 10'2" (4.41 x 3.12)

**Bedroom Three**

11'4" x 6'10" (3.47 x 2.09)

**Bathroom**

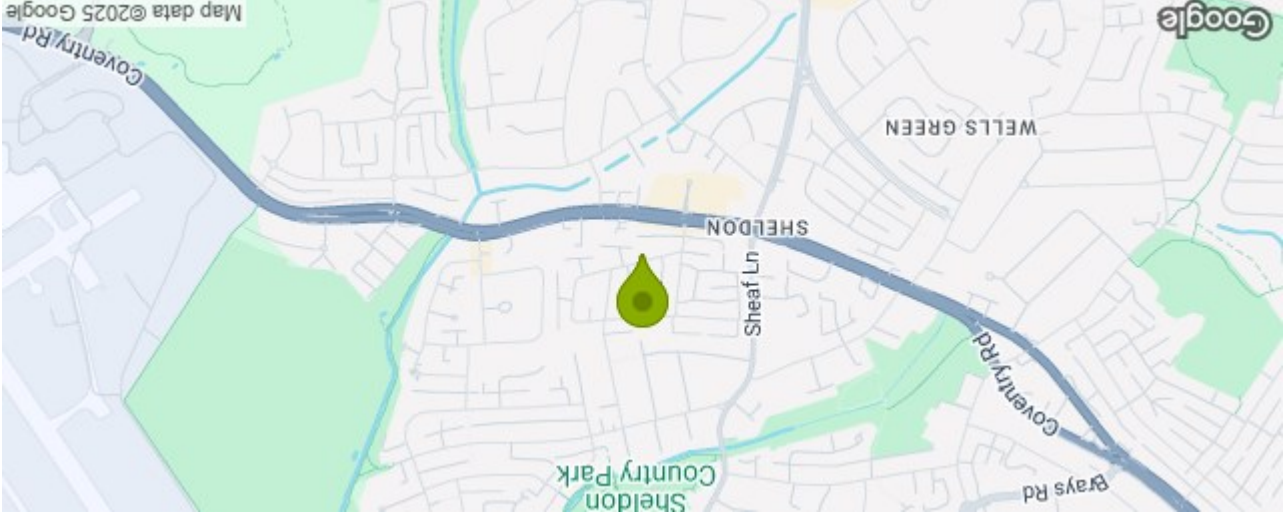
8'0" x 6'2" (2.46 x 1.89)

**Private Rear Gardens**

**Large Rear Garage**







37 Goldthorne Avenue Sheldon Birmingham B26 3LA  
Council Tax Band:

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

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.

Total area: approx. 929.9 sq. feet



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](http://checker.ofcom.org.uk) on 28/04/2025. 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](http://checker.ofcom.org.uk) on 28/04/2025). 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 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied 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. 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. 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.