



82 Sheldonfield Road, B26 3RP
Sale Price of £285,000



**Love
Property Co.**

82 Sheldonfield Road, Sheldon, Birmingham, B26 3RP

Tenure - Freehold
EPC Rating - D
Council Tax Band – C

Love Property Co are pleased to offer this lovely and well-presented traditional three-bedroom semi-detached house with ****NO CHAIN****. Set on a quiet and much sought after road it comprises of spacious through lounge, dining room, fitted kitchen with integrated cooker, fridge & freezer, a conservatory off the kitchen, a very nice & modern shower room, two double bedrooms and single. Gas central heating system, double glazing. Off road parking and private rear garden.

PROPERTY LOCATION

Located in Sheldon, the property offers an urban living lifestyle. With easy access to amenities, schools and transport links via the M42, this property is ideal for those seeking a well-connected lifestyle.

In conclusion, this four double bedroom detached dormer bungalow presents a rare opportunity to create a bespoke living space in a sought-after location. Offering outstanding potential for renovation, a flexible layout, and a desirable position within the Arden Academy catchment area, this property is sure to appeal to discerning buyers seeking a property with both character and potential.



PROPERTY MEASUREMENTS:

LOUNGE

9' 5" X 9' 10" (2.87m x 3.00m)

DINING ROOM

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

KITCHEN

11' 0" X 6' 6" (3.35m x 1.97m)

CONSERVATORY

9' 5" X 10' 9" (2.87m x 3.27m)

BEDROOM ONE

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

BEDROOM TWO

9' 5" max X 9' 10" (2.87m x 3.00m)

BEDROOM THREE

6' 1" max X 5' 4" (1.86m x 1.62m)

FAMILY BATHROOM

7' 1" X 6' 6" (2.18m x 1.90m)

TOTAL SQUARE FOOTAGE (Approx.)

781.2 sq. Feet (72.6 sq. metres)

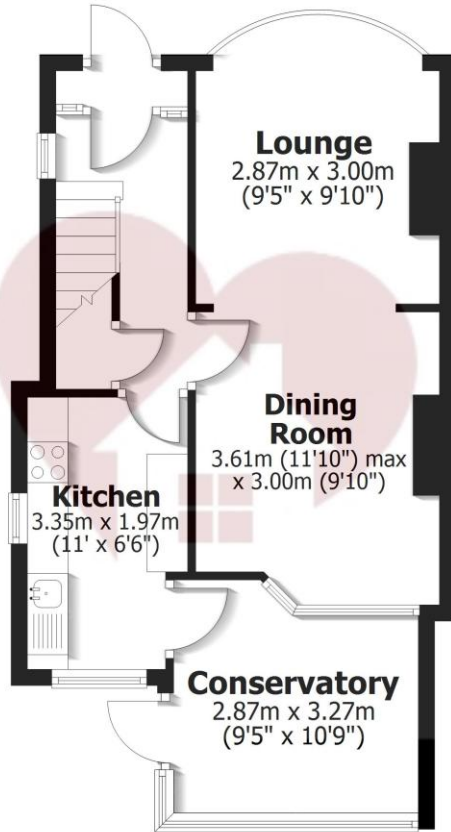
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



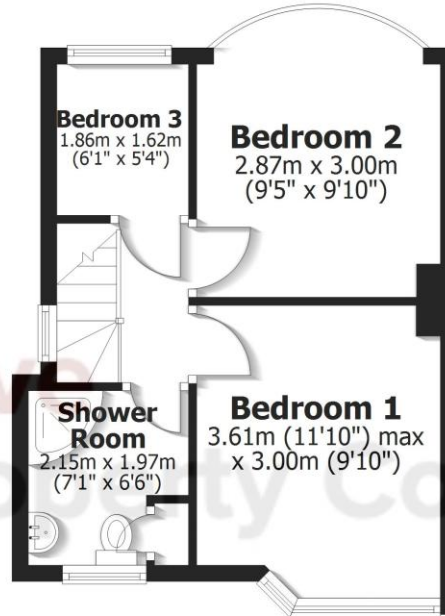
Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



Total area: approx. 72.6 sq. metres (781.2 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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