



Elmcroft Road, Sheldon, B26 1PL
Marketed by Tom Cooper powered by eXp





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Elmcroft Road is conveniently positioned in Yardley, set just off the A45 which provides excellent access to Birmingham & Solihull town Centre and towards major transport links. The location is particularly well suited for commuters with straightforward routes to Birmingham Airport and events and exhibitions at the National Exhibition Centre. There is also a range of local shops, schools and everyday amenities close by, making this a practical and well connected place to live.

This property represents an exciting opportunity for buyers looking to take on a project and create a home tailored to their own taste and requirements. Having been a much loved family home over the years, the property now offers huge potential for improvement and value enhancement.

The accommodation provides a traditional layout with two reception rooms, including a large extended lounge to the rear which offers plenty of space for relaxing or entertaining. To the front sits a second versatile reception room which could serve as a dining room, sitting room or home office depending on your needs.

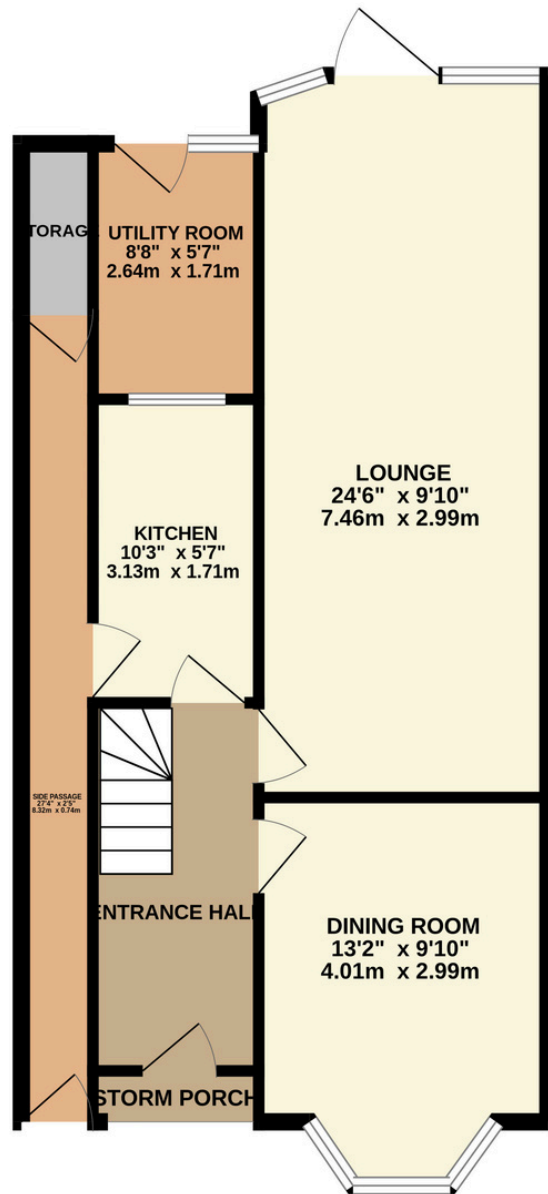
The kitchen offers excellent scope for extension or reconfiguration subject to the relevant planning permissions, allowing buyers to create a more open and modern living space if desired. An enclosed side passage leads through to a useful utility area, adding practicality to the ground floor layout.

Upstairs, the property offers three bedrooms, including two spacious double rooms and a third single bedroom, making it suitable for families, first time buyers or investors. The accommodation is completed by a family bathroom.

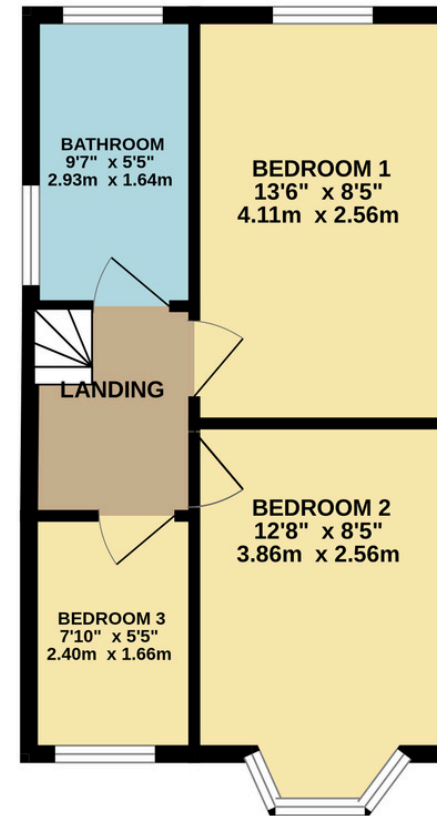
To the front of the property there is a driveway that can accommodate up to 2 vehicles, while to the rear you will find a good size, westerly facing garden providing plenty of outdoor space. A particularly valuable feature is the rear vehicular access, offering flexibility for parking, storage or potential future development.

The property is being offered for sale via the Modern Method of Auction, making it an ideal purchase for buyers seeking a project with strong potential in a well connected location.

GROUND FLOOR



1ST FLOOR







Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

Get in touch to experience a modern, **hassle-free** way of moving.

TOM COOPER
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