



Danes
melvyn
ESTATE AGENTS

Olorenshaw Road
Sheldon

Offers Over £340,000

Description

A larger style, extended semi detached house on a sought after road in Sheldon with NO ONWARD CHAIN.

This lovely property has so much potential to extend further (STPP) and is a complete blank canvas to make your own.

In a superb location, near to a good range of shops, schools, facilities and transport links and comprising:-

Storm porch, entrance hall, dining room, extended lounge, extended kitchen, utility and guest WC to the ground floor. Upstairs there are four bedrooms, a re fitted shower room and separate WC. Further benefiting from central heating, double glazing, drive, integral garage and gardens to the front and rear.



Accommodation

Drive

Front Garden

Storm Porch

6'1 x 1'11 (1.85m x 0.58m)

Entrance Hall

5'10 x 13'1 (1.78m x 3.99m)

Dining Room

10'11 max x 14'7 to bay (3.33m max x 4.45m to bay)

Extended Lounge

9'10 max x 16'6 max (3.00m max x 5.03m max)

Extended Kitchen

17'6 max x 6'5 max (5.33m max x 1.96m max)

Utility

9'4 max x 2'7 min (2.84m max x 0.79m min)

Guest WC

4'1 x 2'6 (1.24m x 0.76m)

Integral Garage

9'8 x 10'4 min (2.95m x 3.15m min)

Landing

7'11 max x 15'4 max (2.41m max x 4.67m max)

Bedroom One

10'6 max x 15'3 to bay (3.20m max x 4.65m to bay)

Bedroom Two

9'10 x 10'5 (3.00m x 3.18m)

Bedroom Three

9'7 x 9'10 (2.92m x 3.00m)

Bedroom Four

6'5 x 8'4 (1.96m x 2.54m)

Re Fitted Shower Room

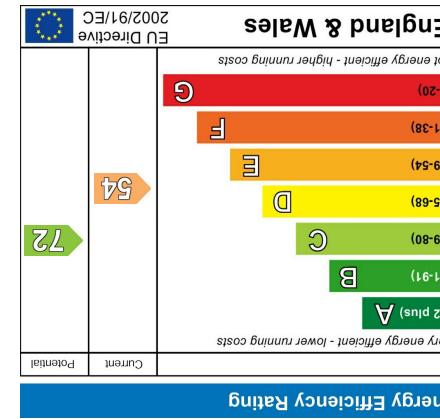
6'9 x 5'6 (2.06m x 1.68m)

Separate WC

2'9 x 3'7 (0.84m x 1.09m)

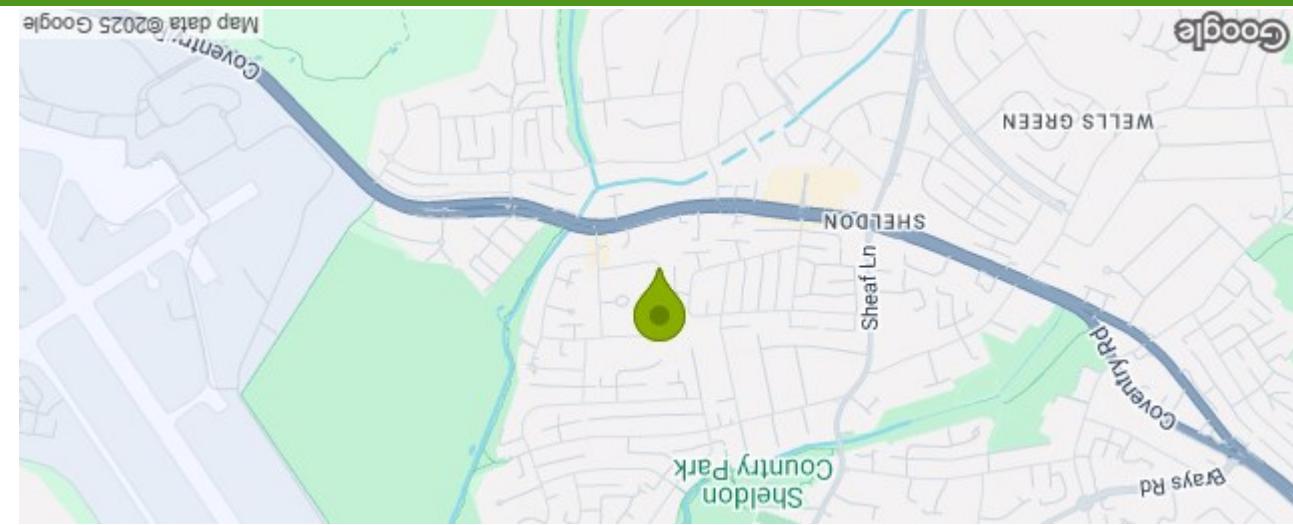
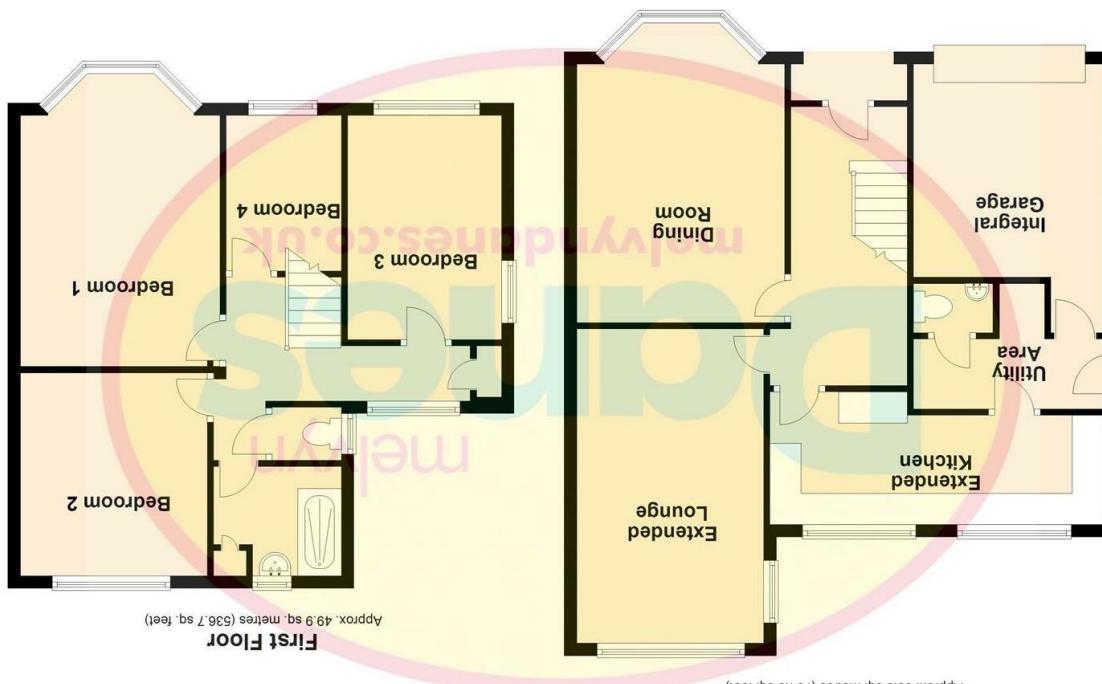
Rear Garden





37 Olorenshaw Road Sheldon Birmingham B26 3NE

Total area: approx. 18.1 sq. metres (1271.5 sq. feet)



MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ocf.com.org.uk on xx/xx/xxxx). 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.

PROPERTY POST CODE AREA IS AROUND xx Mbps. Data taken from checker.ocf.com.org.uk on xx/xx/xxxx. Actual service availability at the property or speeds received may be different.

RESULTS WILL VARY DEPENDING ON THE TIME A SPEED TEST IS CONDUCTED. THE ESTIMATED FASTEST DOWNLOAD SPEED AVAILABLE FOR THE PROPERTY IS AROUND xx Mbps. DATA TAKEN FROM checker.ocf.com.org.uk on xx/xx/xxxx. ACTUAL SERVICE AVAILABILITY AT THE PROPERTY OR SPEEDS RECEIVED MAY BE DIFFERENT.

BROADBAND: We understand that the standard broadband download speed at the property is around xx Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed available for the property post code area is around xx Mbps.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ocf.com.org.uk on xx/xx/xxxx). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

TEURNE: We are advised that the property is

PROPERTY: We understand that the property is

REFERRAL FEES: We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

GENERAL: Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT at the time, we may have to stop letting for you and we would ask for your co-operation in order that there will be no delay in agreeing a reasonable time, we may write to ask for detailed information on companies and individuals. However, should there be any reason, fail adequately to confirm review publicly available information from vendors and intermediaries accepting new instructions, we may use approved external services which avoid the need to request detailed information from organisations and trusts before accepting new instructions, and to review this from time to time. To companies and the beneficial owners of organisations and trusts before accepting new instructions, and to confirm the identity of individuals and individuals to cover these checks.