



melvyn
Danes
ESTATE AGENTS

Heath Fields Way

Sheldon

Asking Price £220,000

Description

Ready to move in...A modern, well presented semi detached property built in 2017 and situated in a convenient location in close proximity to a selection of local amenities including shops, schools, parks and transport links. An ideal purchase for a first time buyer, the house comprises; entrance hall, guest w.c, fitted kitchen and lounge to the ground floor. Upstairs you will find two double bedrooms and a bathroom. Having the added benefits of central heating, double glazing, front and rear gardens and an allocated parking space to the rear.



Accommodation

Foregarden

Entrance Hall

Guest W.C

2'11 x 5'7 (0.89m x 1.70m)

Fitted Kitchen

6'6 x 12'4 (1.98m x 3.76m)

Lounge

13'8 max x 14'11 max (4.17m max x 4.55m max)

Landing

Bedroom One

8'2 min x 13'8 max (2.49m min x 4.17m max)

Bedroom Two

6'4 min x 13'8 (1.93m min x 4.17m)

Bathroom

6'7 max x 6'5 (2.01m max x 1.96m)

Rear Garden

Allocated Parking



TENURE: We are advised that the property is FREEHOLD

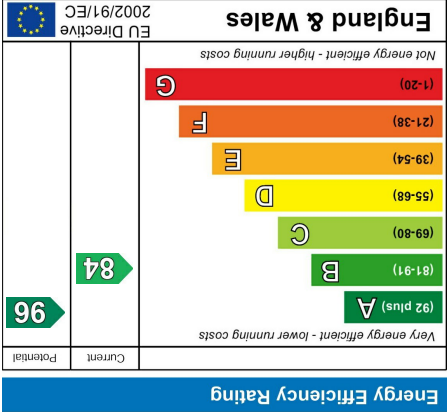
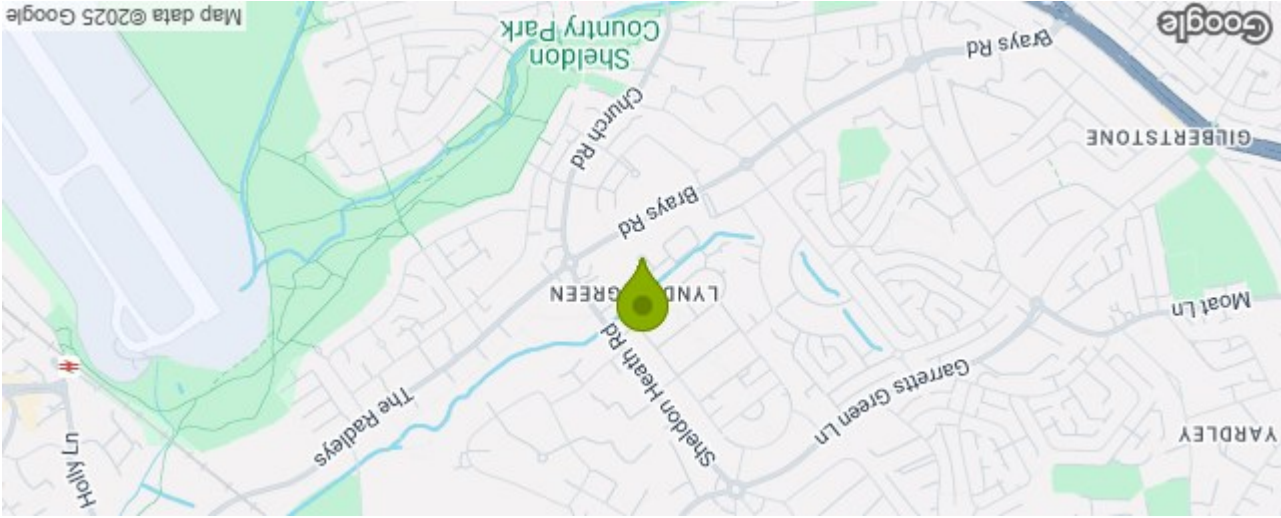
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/05/2025. 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 on 23/05/2025). 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved 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. However, should those checks, for any reason, fail to adequately 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.



4 Heath Fields Way Sheldon Birmingham B26 2UF
Council Tax Band: B

