

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story semi-detached house with a red brick ground floor and a white upper floor. The house has a white front door, a satellite dish, and several windows, including a large bay window on the ground floor. A black car is parked in a paved driveway in the foreground. To the left, there are three black bins with the number "104" on them. To the right, there are more black bins and a wooden fence. The sky is blue with some clouds.

Willclare Road

Sheldon

Offers Over £250,000

Description

A very well presented, extended semi detached house on a popular road in Sheldon. This lovely property will make the perfect first time purchase and is in a great location near to many facilities and transport links. Comprising entrance hall, though lounge and extended, re fitted dining kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, potential for off road parking to the front and pleasant rear garden.



Front

Potential for off road parking via a block paved frontage and steps to a UPVC opaque double glazed door to:-

Entrance Hall

Stairs to the first floor, door to the under stairs storage cupboard, radiator, LVT flooring, ceiling light point and doors to:-

Through Lounge

9'9 max x 22'7 to bay



Double glazed bay window to the front, two radiators, power and light points and hardwood glazed door to the dining kitchen

Extended Dining Kitchen

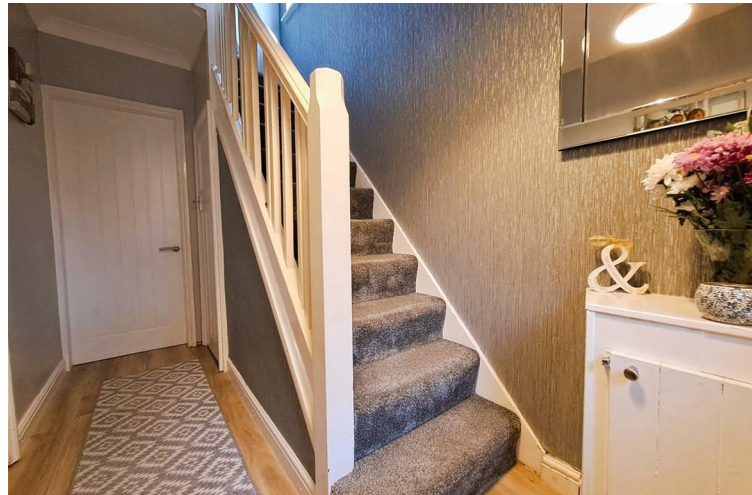
15'3 max x 16'6 max



The kitchen has been re fitted by Avanti and has a good range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and metro style tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, integrated fridge, freezer and dish washer and space and plumbing for other appliances. Double glazed patio doors to the rear garden, double glazed window to the rear, radiator, LVT flooring, power and light points

Landing

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-



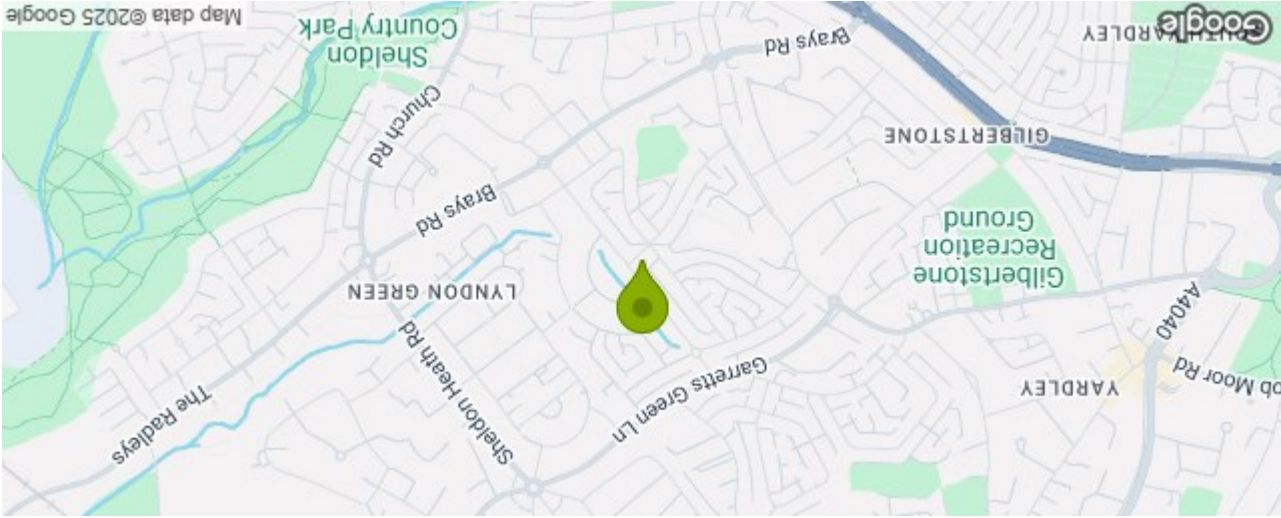
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: B

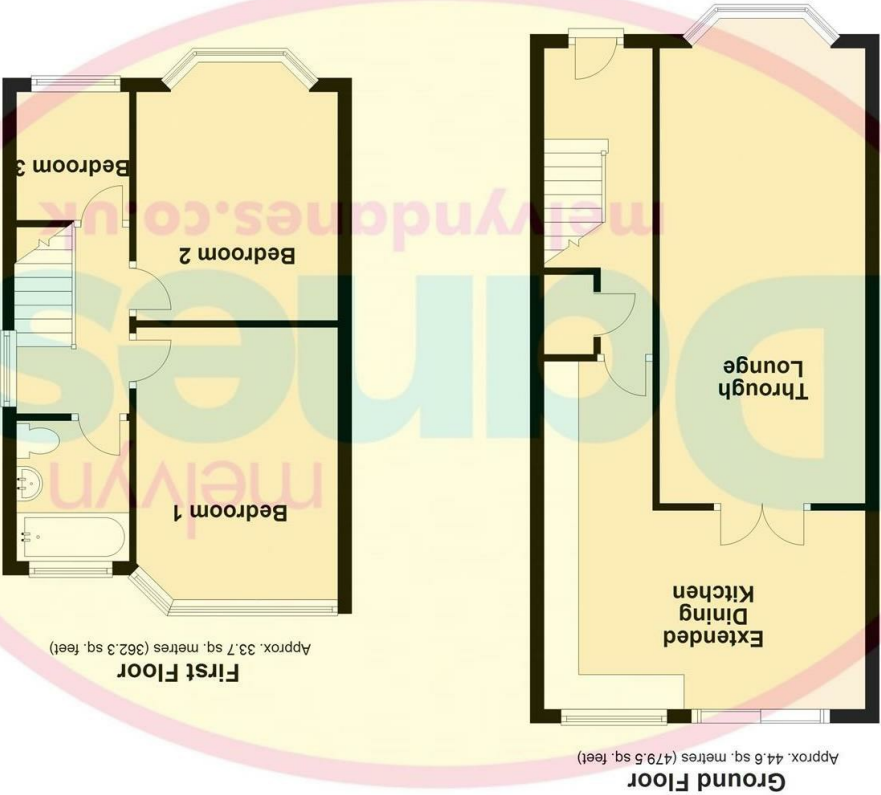
VIEWING: By appointment only with the office on the number below.

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.

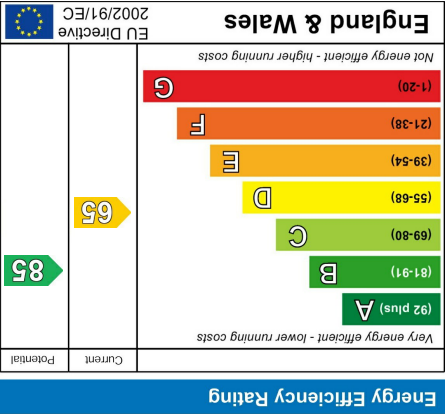
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 78.2 sq. metres (841.9 sq. feet)



106 Willclare Road Sheldon Birmingham B26 2NY
Council Tax Band: B



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.

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