



melvyn
Danes
ESTATE AGENTS

Cranes Park Road

Sheldon

Offers Over £330,000

Description

An extended detached property occupying a large corner plot, offering no onward chain. This spacious property offers incredible 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 and facilities and comprising: enclosed porch, entrance hall, two separate reception rooms, breakfast room, extended kitchen, wet room and utility to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, side garage and good size rear garden.



Front

Off road parking via a tarmac driveway, garden with shrubs, access to side garage and hardwood glazed door to;

Enclosed Porch

Single glazed windows to front, wall light, radiator, tiled flooring, hardwood opaque glazed door to;

Entrance Hall

5'4 x 13'2 max (1.63m x 4.01m max)

Stairs to the first floor, door to understairs cupboard, radiator, tiled flooring, ceiling light point, door to kitchen and door to;

Through Lounge

12'5 max x 24'5 (3.78m max x 7.44m)



Double glazed bay window to front, double glazed window to side, two radiators, fireplace, power and light points, door to;

Dining Room

12'11 x 10'6 (3.94m x 3.20m)



Double glazed patio door to rear garden, radiator, tiled flooring, power and lights, door to;



TENURE: We are advised that the property is FREEHOLD

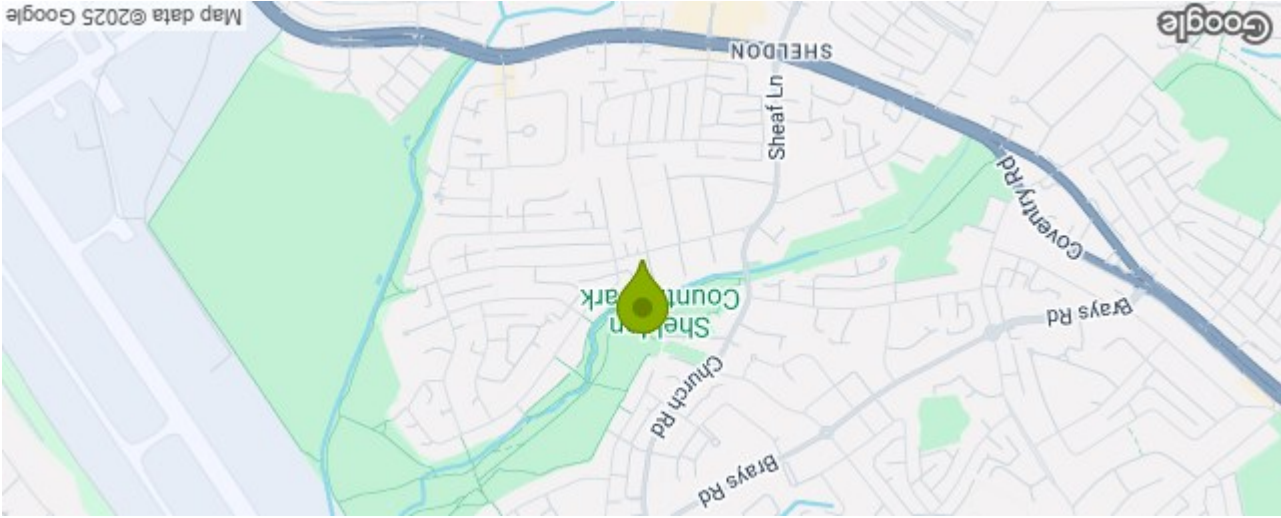
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 20/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 20/01/2025). 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 adequately to 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.



68 Cranes Park Road Sheldon Birmingham B26 3SJ Council Tax Band: D

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
Current	52	Potential
EU Directive 2002/91/EC		
England & Wales		

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.

Total area: approx. 127.6 sq. metres (1374.0 sq. feet)

