



melvyn
Danes
ESTATE AGENTS

Garretts Green Lane

Sheldon

Offers Over £300,000

Description

A larger style, extended semi detached house on a popular road with NO ONWARD CHAIN. This superb property is a complete blank canvas and offers huge potential for extension (STPP). Comprising enclosed porch, entrance hall, three separate reception rooms, WC and extended dining kitchen to the ground floor. Upstairs there are three good sized bedrooms, the bathroom and a separate WC. Further benefiting from central heating, double glazing, larger than average rear garden, driveway and double garage to the rear.



Front

Off road parking via a paved driveway, shrub borders, hedge to front, access to UPVC double glazed French doors into;

Porch

with double glazed French doors to;

Entrance Hall

Stairs to first floor, door to storage cupboard, door to understairs cupboard, radiator, power and light points, doors to;

Reception One

11'1 max x 15'3 (3.38m max x 4.65m)



Double glazed bay window to front, radiator, fire surround with gas fire, power and light points.

Reception Two

11'4 max x 14'9 to bay (3.45m max x 4.50m to bay)



Double glazed patio doors to the rear garden, double glazed windows to rear, radiator, fire surround with gas fire, power and light points.

Extended Dining Kitchen

14'11 x 8'4 (4.55m x 2.54m)



Being fitted with a selection of wall, base and drawer units, work surface incorporating one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiling to splash prone areas. Space and plumbing for appliances. Double glazed windows to rear, radiator, wall mounted boiler, laminate floor, power and light points, UPVC opaque double glazed window to the rear garden and door to;



TENURE: We are advised that the property is FREEHOLD.

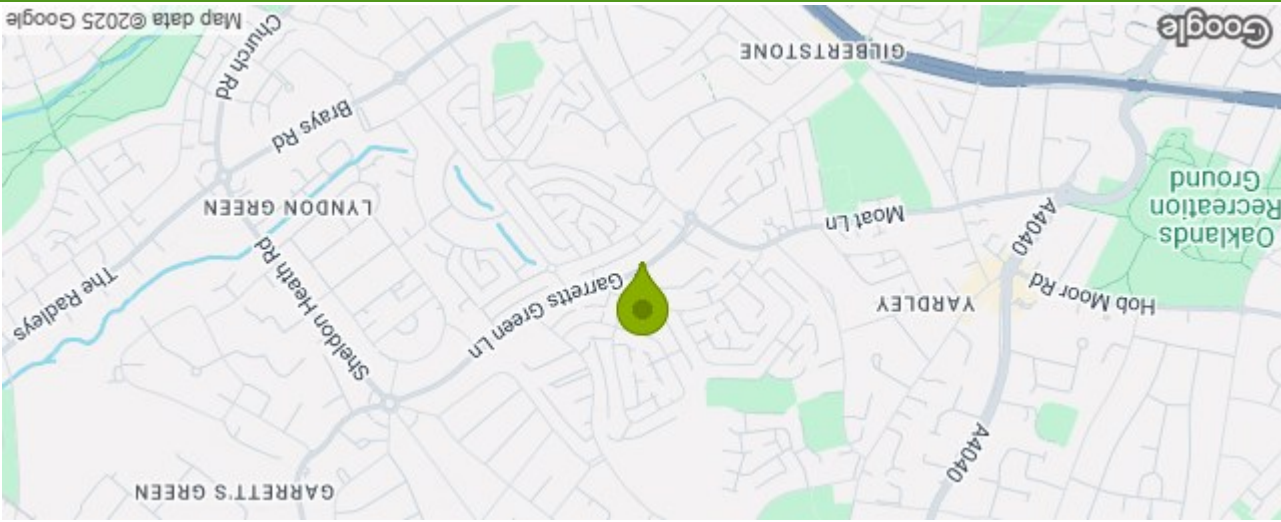
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 18/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is unlikely to have current mobile coverage (data taken from checker.ofcom.org.uk on 18/01/2025). 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.



51 Garretts Green Lane Sheldon Birmingham B26 2HR Council Tax Band: C

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Potential	Current	
	82	59

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. 125.1 sq. metres (1346.4 sq. feet)

