melvyn
Danes
ESTATE AGENTS
93
93
Horrell Road
Sheldon
£250,000

Description

A well presented, extended semi detached house on a popular road in Sheldon.

This lovely property will make a great first time purchase and is in a super location near to a good range of shops, facilities and transport links.

Comprising porch, entrance hall, through lounge/diner and extended, breakfast kitchen with integrated appliances to the ground floor. Upstairs there are three good sized bedrooms and a re fitted bathroom.

Further benefiting from central heating, double glazing, driveway, rear garden and rear garage with a rear service road.

Accommodation

Driveway

Porch
5'6 x 1'7 (1.68m x 0.48m)

Entrance Hall
5'6 x 11'8 (1.68m x 3.56m)

Through Lounge/Diner
9'8 max x 24'10 max to bay (2.95m max x 7.57m max to bay)

Extended Breakfast Kitchen
6'10 x 11' (2.08m x 3.35m)

Landing
5'7 x 6'10 (1.70m x 2.08m)

Bedroom One
9'8 max x 13'3 (2.95m max x 4.04m)

Bedroom Two
9'8 max x 11'7 to bay (2.95m max x 3.53m to bay)

Extended Bedroom Three
6'7 max x 11'2 max (2.01m max x 3.40m max)

Re Fitted Bathroom
5'3 x 5'9 (1.60m x 1.75m)

Rear Garden

Rear Garage

Rear Service Road

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 28/01/2026. Actual service availability at the property or speeds received may be different.

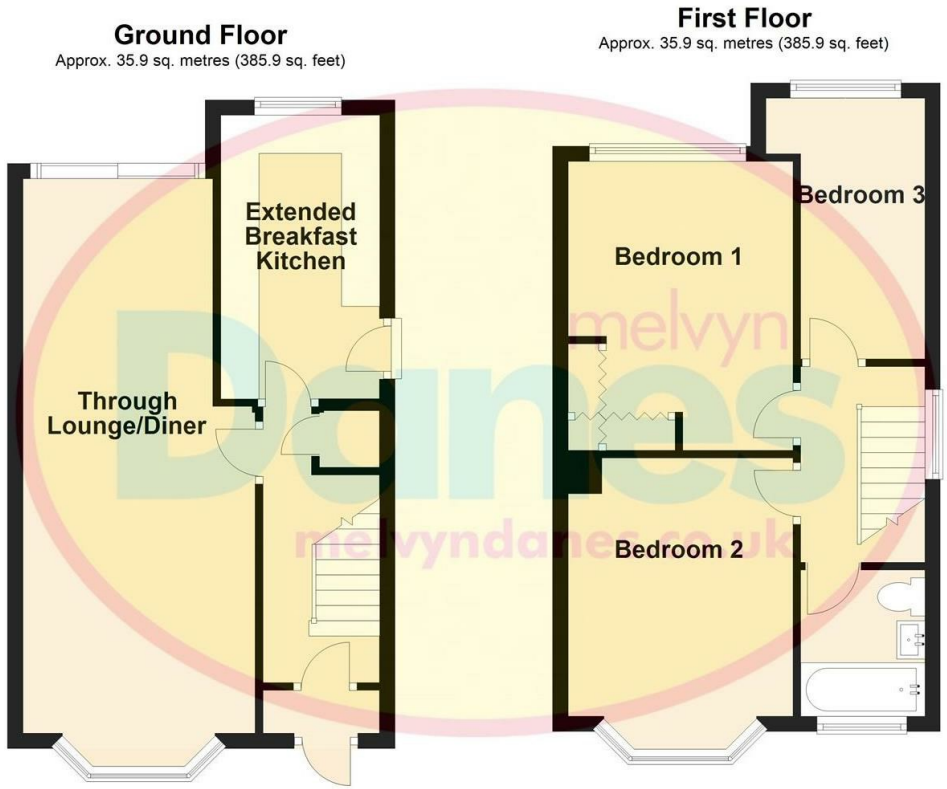
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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

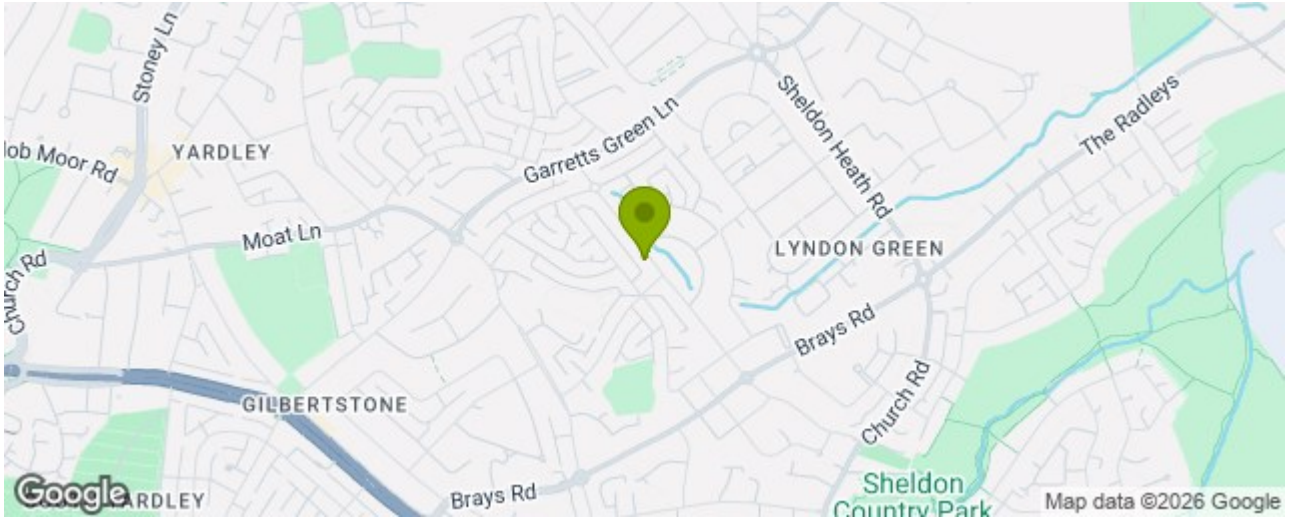
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. 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.



Total area: approx. 71.7 sq. metres (771.8 sq. feet)



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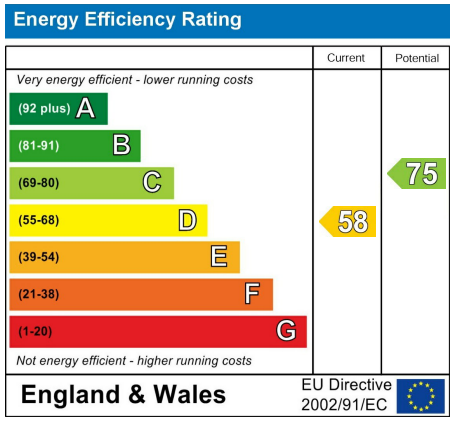
Council Tax Band: C



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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