



**Danes**  
melvyn  
ESTATE AGENTS

**Whitecroft Road  
Sheldon  
Offers Around £295,000**

## Description

A beautifully presented, extended semi detached house on a popular road in Sheldon with a **SUPERB EXTENDED KITCHEN/DINER!**

This lovely property is ready to move into and is in a great location near to a good range of facilities, shops and schools.

Comprising entrance hall, lounge, study and an impressive kitchen/diner with bi fold doors leading onto the paved patio area to the ground floor. Upstairs there are three good sized bedrooms and the bathroom.

Further benefiting from central heating, double glazing, off road parking for two cars to the front, rear garage with a further parking space and a pleasant rear garden.



## Accommodation

**Driveway**

**Enclosed Porch**

**Entrance Hall**

2'11 min x 17'2 (0.89m min x 5.23m)

**Lounge**

12'5 x 13'4 into bay (3.78m x 4.06m into bay)

**Study**

7'11 x 10'3 (2.41m x 3.12m)

**Extended Re Fitted Kitchen**

17'6 max x 18'3 (5.33m max x 5.56m)

**Utility Area**

3'5 x 12'6 (1.04m x 3.81m)

**Landing**

**Bedroom One**

11'7 x 9'6 to bay (3.53m x 2.90m to bay)

**Bedroom Two**

10'2 x 9'7 (3.10m x 2.92m)

**Bedroom Three**

7'11 x 9'2 (2.41m x 2.79m)

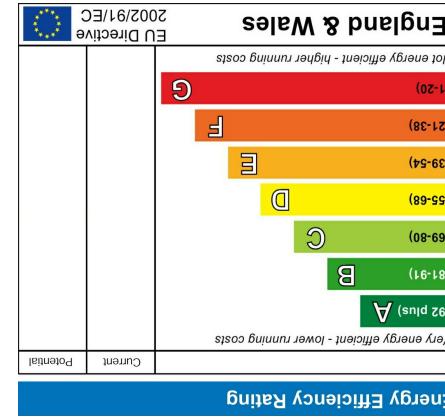
**Bathroom**

4'4 x 10'2 (1.32m x 3.10m)

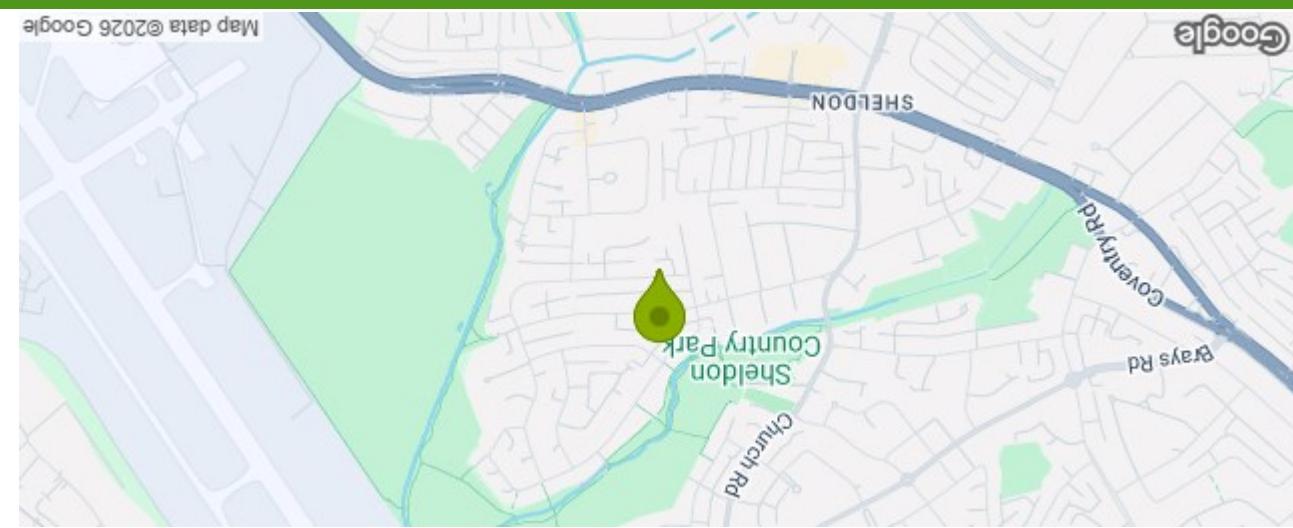
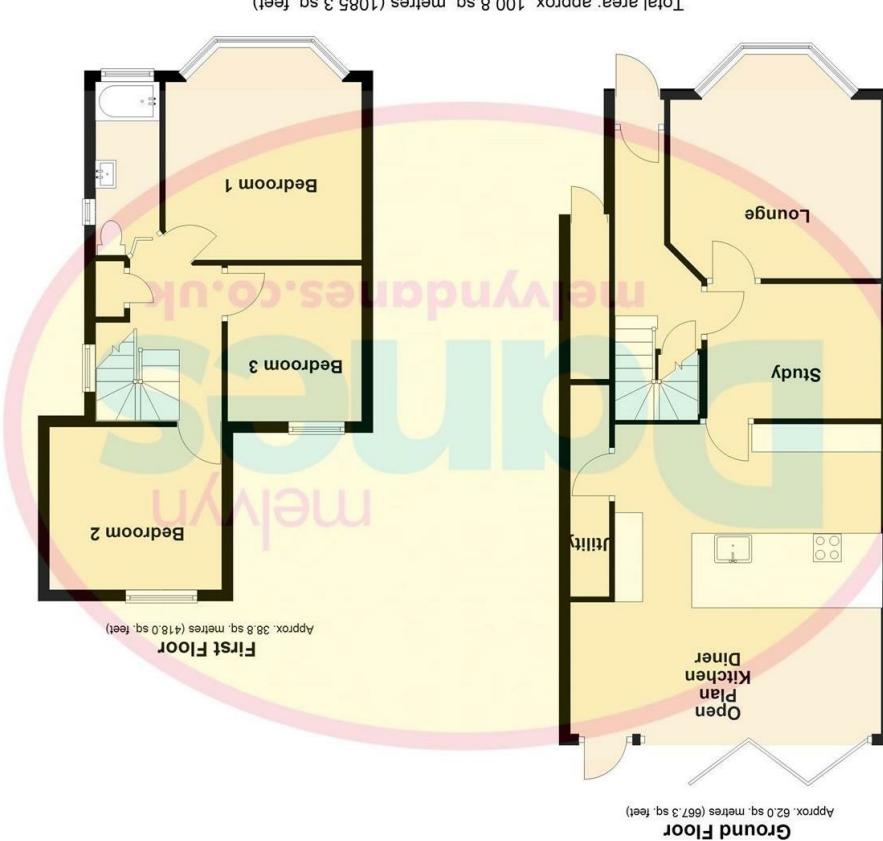
**Rear Garden**

**Rear Garage**





## 21 Whitecroft Road Sheldon Birmingham B26 3RD



PROPERTY 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.

MONY LANDREGING 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 information from new vendors and intermediaries, 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 within a reasonable time, we may have to stop accepting for you and we would be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

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

PROPERTY TESTS: Please note that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 3/1/2023). MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 3/1/2023). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband 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 or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.