



Danes
melvyn
ESTATE AGENTS

**Normanton Avenue
Sheldon
£225,000**

Description

GREAT FIRST TIME PURCHASE! A well presented semi detached house on a quiet cul de sac in Sheldon with **NO ONWARD CHAIN**.

This lovely property is ready to move into and is located near to a good range of shops, facilities and transport links.

Comprising hallway, lounge, kitchen and conservatory to the ground floor. Upstairs there are two double bedrooms and the bathroom.

Further benefiting from central heating, double glazing and gardens to the front and rear.



Accommodation

Front Garden

Entrance Hall

5'3 max x 5'3 max (1.60m max x 1.60m max)



Lounge

16'2 max x 11' max (4.93m max x 3.35m max)

Kitchen

7'10 x 10'3 (2.39m x 3.12m)

Conservatory

15'8 x 8'6 (4.78m x 2.59m)

Landing

2'7 max x 3'10 max (0.79m max x 1.17m max)

Bedroom One

11'8 max x 9'6 max (3.56m max x 2.90m max)



Bedroom Two

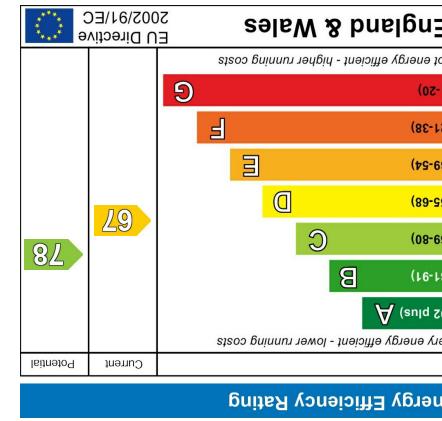
10'7 max x 9'5 max (3.23m max x 2.87m max)

Bathroom

4'1 max x 10'7 max (1.24m max x 3.23m max)

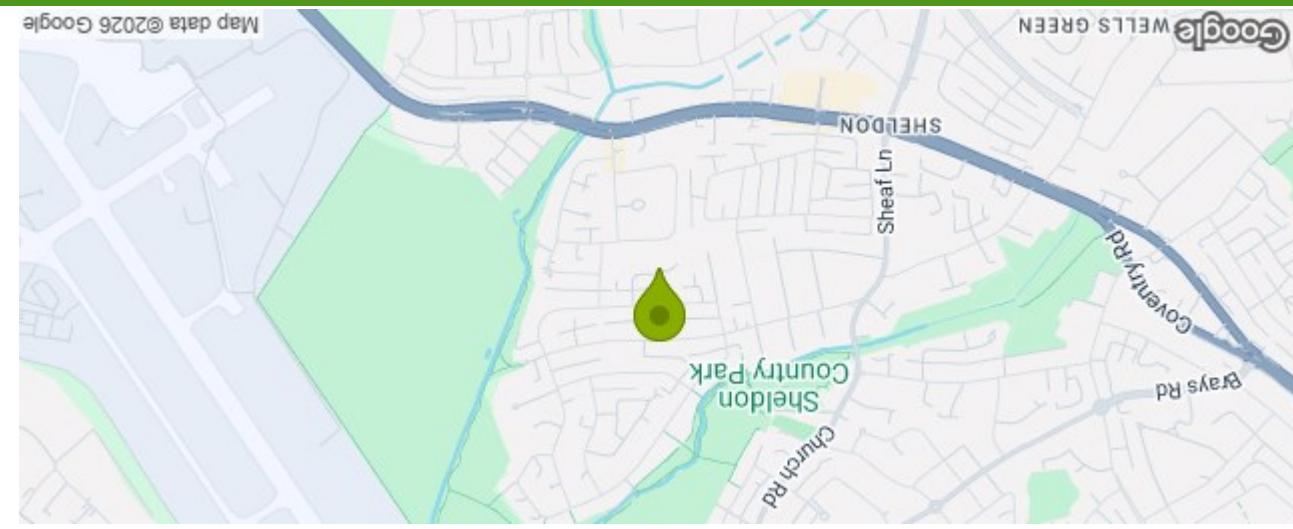
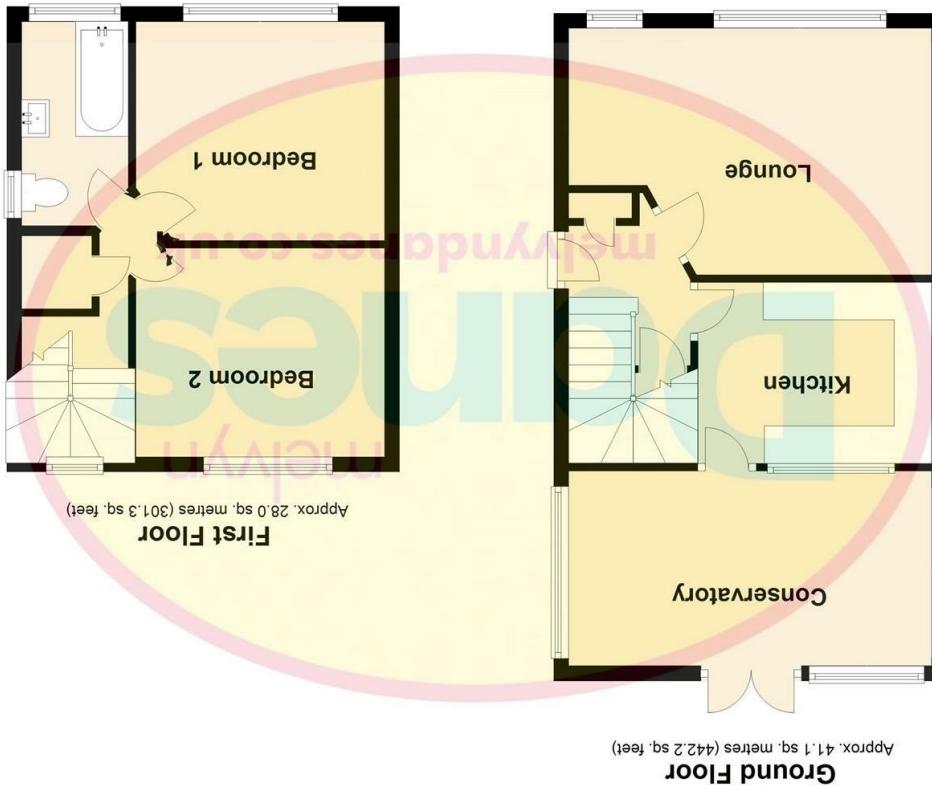
Rear Garden





50 Normanton Avenue Sheldon Birmingham B26 3RH
Council Tax Band: B

Total area: approx. 69.1 sq. metres (743.5 sq. feet)



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.

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.

MONY LANDREGG REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the need to request detailed identity information from new customers, and to review this from time to time. To review publicly available information on companies and individuals, we may use approved external services which provide detailed identity information and trusts before accepting new institutions, and to review this from time to time. To identify, we may write to you to ask for identification evidence. However, should those checks, for any reason, fail adequately to confirm reasonable time, we may have to stop advertising 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 CODE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 7/1/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 7/1/2026). 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 download speed at the property is around 14 Mbps, however please note that results will vary depending on the time the speed test is carried out. The estimated fastest download speed available for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 7/1/2026. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.