

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is in a small, green, sans-serif font. Below it, the word "Danes" is in a large, bold, green, sans-serif font. At the bottom of the oval, the words "ESTATE AGENTS" are in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

An aerial photograph of a row of three semi-detached houses on Tallington Road, Sheldon. The houses are two stories high. The central house has a red brick exterior and a dark blue front door. The houses on either side have white exterior walls. All houses have dark grey tiled roofs and brick chimneys. In front of the houses is a paved area with a black car parked on the left and a blue car, a red car, and a light green car parked on the right. Behind the houses is a large green field, and in the background, there is a line of trees and a blue sky with white clouds.

Tallington Road  
Sheldon  
£265,000

## Description

### PERFECT FIRST TIME BUY!

A very well presented semi detached house in Sheldon overlooking Sheldon Country Park.

This lovely property is ready to move into and is in a great location near to a good range of shops, amenities and transport links and comprises:-

Entrance hall, through lounge/diner, additional reception/versatile room and kitchen to the ground floor. Upstairs there are three good sized bedrooms and the bathroom.

Further benefiting from central heating, double glazing, driveway and rear garden.



## Accommodation

### Driveway

### Entrance Hall

5'5 x 11'7 (1.65m x 3.53m)

### Lounge/Diner

11'6 max x 26'2 to bay (3.51m max x 7.98m to bay)

### Kitchen

7 x 12' (2.13m x 3.66m)

### Additional Reception/Versatile Room

17'3 x 7'9 (5.26m x 2.36m )

### Guest WC

4'8 x 3'1 (1.42m x 0.94m)

### Landing

### Bedroom One

10'4 x 12'5 to bay (3.15m x 3.78m to bay)

### Bedroom Two

11'2 x 12' (3.40m x 3.66m)

### Bedroom Three

6'10 x 8' (2.08m x 2.44m)

### Bathroom

5'6 x'4 (1.68m x'1.22m)

### Rear Garden



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