



melvyn
Danes
ESTATE AGENTS

Sheldonfield Road
Sheldon
Offers Over £270,000

Description

A well presented and maintained, larger style semi detached property in one of the most sought after roads in Sheldon. Situated in a superb location near to a good range of shops, facilities and having excellent transport links the house comprises; entrance hall, lounge, refitted kitchen, dining room and conservatory. Upstairs there is three good size bedrooms, bathroom and separate W.C. Further benefiting double glazing, central heating, off road parking, garage and rear garden overlooking Sheldon Country Park.



Accommodation

Front

Enclosed Porch

Entrance Hall

Lounge

12' x 16'8 into bay (3.66m x 5.08m into bay)



Re Fitted Kitchen

7'10 x 11'3 (2.39m x 3.43m)



Dining Room

10'6 x 11'3 (3.20m x 3.43m)



Conservatory

9'9 x 5'1 (2.97m x 1.55m)



Landing

Bedroom One

10'11 x 14'7 into bay (3.33m x 4.45m into bay)



Bedroom Two

10'11 x 11'4 (3.33m x 3.45m)



Bedroom Three

7'4 x 7'7 (2.24m x 2.31m)

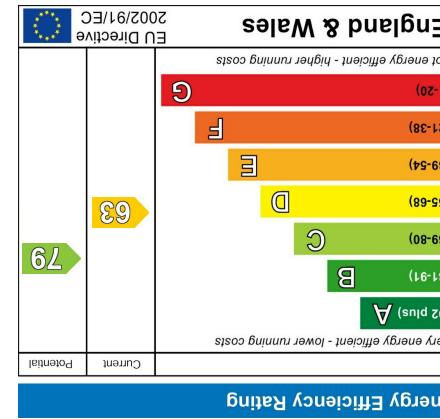
Bathroom

7'4 x 5'7 (2.24m x 1.70m)

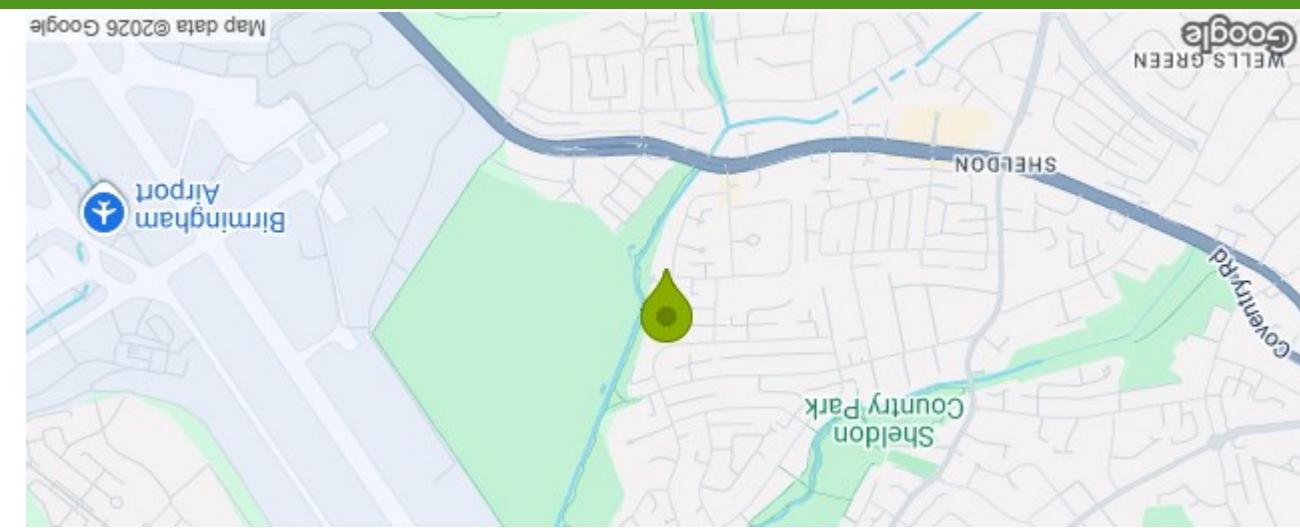
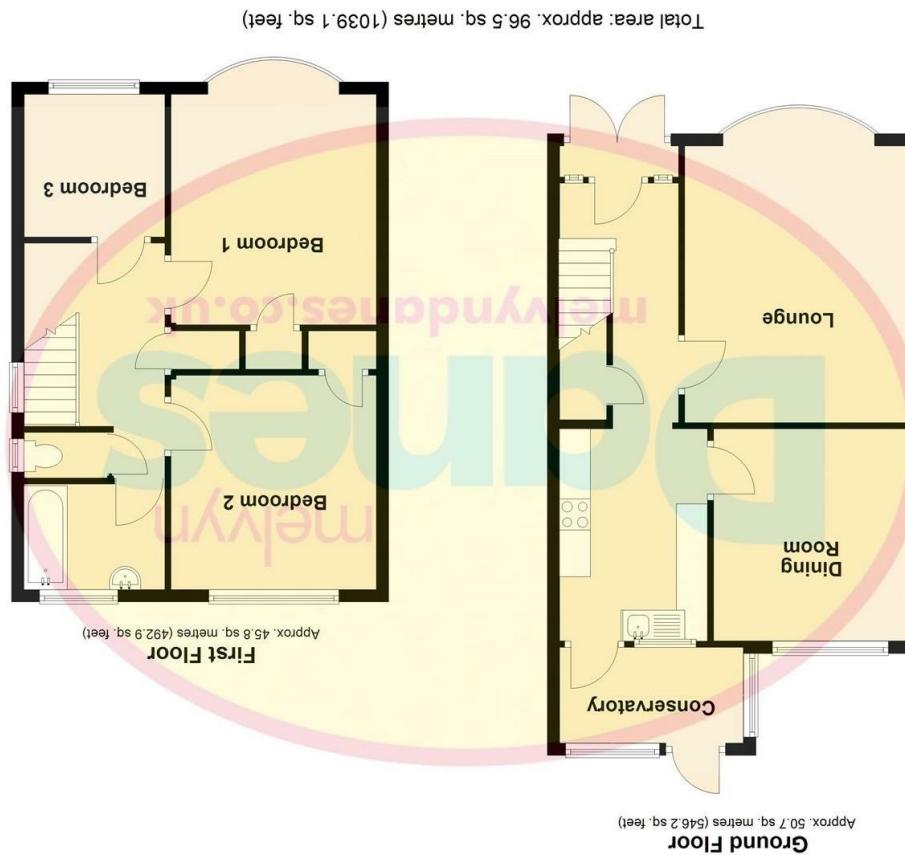
Separate W.C

4'5 x 2'5 (1.35m x 0.74m)

Rear Garden



95 Sheldoni Road Sheldon Birmingham B26 3RR
Council Tax Band: C



MONKEY 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 purchasers, we may use external services which review publicly available information on companies and individuals. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 of 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.

CONSUMER PROTECTION FROM UNFAIR TRADING 2008: These particulars are for general guidance only and are in working order.

PROSPECTIVE Purchaser should obtain written confirmation of all legal and factual matters and information from the seller. They do not constitute representations of fact or form part of any offer or contract. Any subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be liable to errors and/or omissions. The agent has not sought to verify the legal title of the property and the licensed Conveyancer or Surveyors as appropriate. The agent has not tested any apparatus, fixtures, fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

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

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checkerboard.org.uk on 23/04/2025). Please note that certain 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 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed 23/04/2025. Actual service availability at the property or speeds received may be different.

23/04/2025. Currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.org.uk on 23/04/2025. Please note that certain services available may be different depending on the particular circumstances, precise location and network outages.