

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 written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows a two-story brick house with a paved front garden. The house has a dark brown tiled roof and a chimney. The front garden is paved with red and grey bricks. There are two black bins on the right side of the garden. A grey car is parked on the left side of the garden. The house has a white bay window on the right side and a dark brown bay window on the left side. The house number "475" is visible on the front door.

Barrows Lane  
Sheldon  
£290,000

## Description

A very well presented, much improved and extended semi detached house on a popular road in B26. This lovely property is a great family home and is located near to a good range of shops, schools, facilities and transport links. Comprising enclosed porch, entrance hall, two separate reception rooms, guest WC and extended and re fitted kitchen to the ground floor. Upstairs there are three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway, pleasant rear garden and rear workshop/double garage.



# Accommodation

## Front

Off road parking via a block paved driveway, access to a UPVC double glazed window to;

## Porch

Double glazed windows to front and sides, oak flooring, UPVC double glazed door to;

## Entrance Hall

Stairs to the first floor, opaque double glazed window to front, radiator, ceiling light and doors to;

## Reception One

11' max x 12'4 to bay (3.35m max x 3.76m to bay)



Double glazed bay window to front, radiator, power and light points.

## Guest W.C

Low level flush W.C and ceiling light point.

## Extended Reception Two

10'5 max x 19'3 (3.18m max x 5.87m)



UPVC double glazed french doors to rear garden, radiator, wall mounted electric fire, power and light points.



TENURE: We are advised that the property is FREEHOLD.

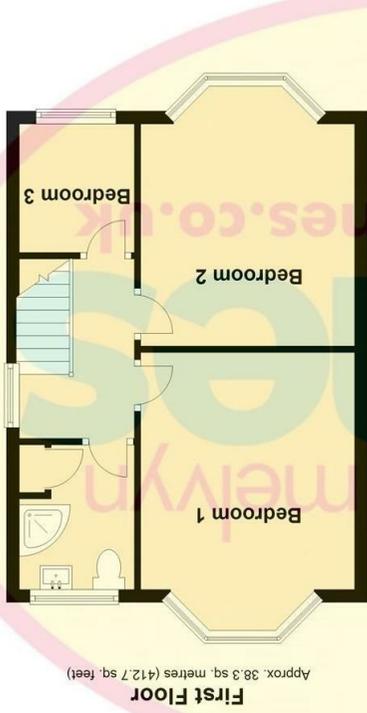
**BROADBAND:** We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/01/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 14/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

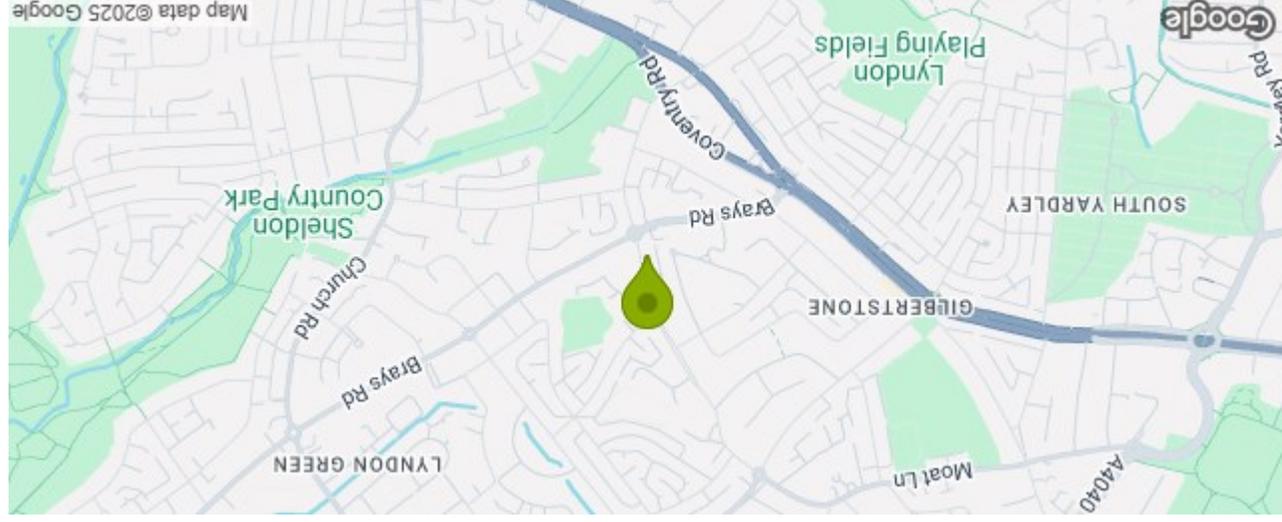
**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** 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 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 the sale.



Total area: approx. 99.3 sq. metres (1068.8 sq. feet)



**473 Barrows Lane Sheldon Birmingham B26 1QG**  
**Council Tax Band: B**

Energy Efficiency Rating	
Potential	85
Current	67

Very energy efficient - lower running costs

A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

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.