

A two-story red brick house with a dark brown tiled roof. The front facade features several white-framed windows, some of which are open. A satellite dish is mounted on the left side of the wall. A paved driveway leads to a small white door with a glass panel, which is part of a small extension with a red-tiled roof. To the right of this door is a black mailbox and a small number plate. Further right, there is another white door with a small porch. A wooden fence runs along the right side of the property. The sky is clear and blue.

melvyn
Danes
ESTATE AGENTS

Averill Road
Sheldon
£245,000

Description

SPACIOUS HOME - A very well presented mid terraced house on a popular road in Sheldon. This lovely property would make a great first time purchase and is located near to a good range of shops and facilities. Comprising: potential for off road parking via a block paved frontage, enclosed porch, entrance hall, two separate reception rooms, re fitted kitchen and utility area to the ground floor. Upstairs there are three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing and rear garden.



Accommodation

Potential For Parking

Enclosed Porch

Entrance Hall

Reception One

14'01 x 11'07 (4.29m x 3.53m)

Re Fitted Kitchen

5'09 x 13'01 max (1.75m x 3.99m max
)

Reception 2

14'02 x 9'02 (4.32m x 2.79m)

Utility area

7'02 x 9'08 (2.18m x 2.95m)

Landing

Bedroom One

14'01 x 11'04 (4.29m x 3.45m)

Bedroom Two

12'01 x 11'04 (3.68m x 3.45m)

Bedroom Three

7'10 x 7'9 (2.39m x 2.36m)

Re Fitted Shower Room

7'10 x 4'10 (2.39m x 1.47m)

Rear Garden



TENURE: We are advised that the property is FREEHOLD

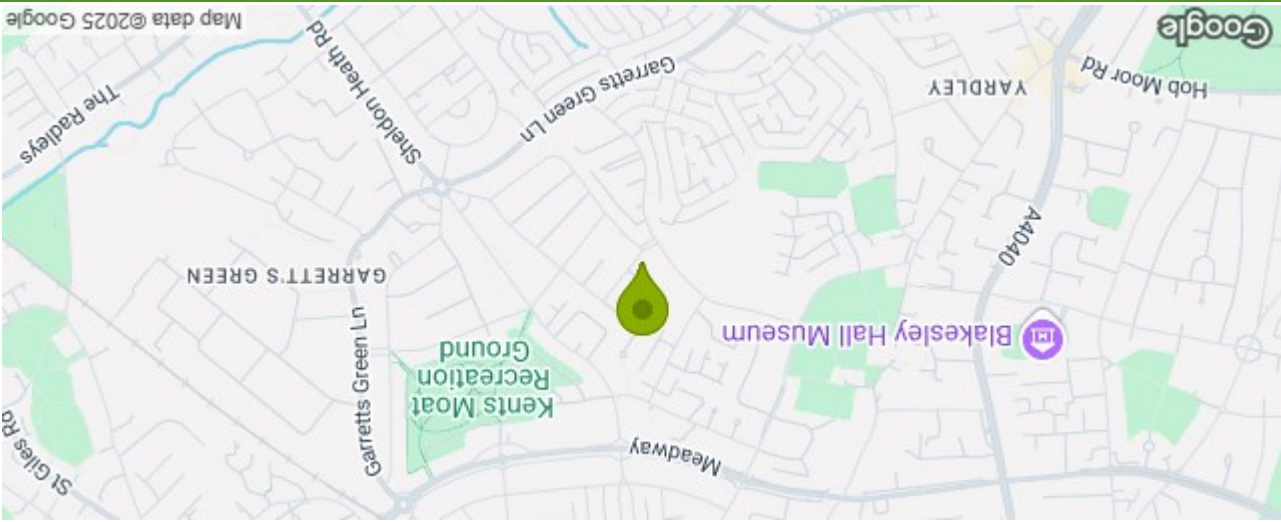
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 30/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 30/04/2025). 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. Any purchaser who has a provisional 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 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.



Energy Efficiency Rating		
	Current	Potential
	66	88
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

29 Averill Road Sheldon Birmingham B26 2EG
Council Tax Band: B

Total area: approx. 94.5 sq. metres (1016.8 sq. feet)

