



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

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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)

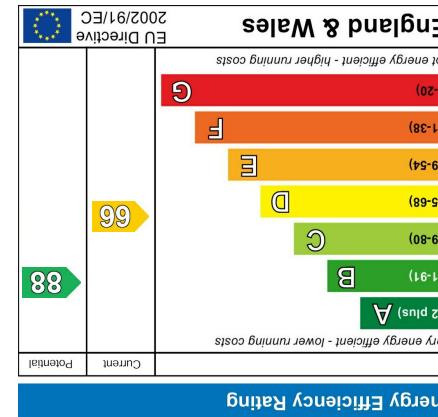
Re Fitted Shower Room

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

Rear Garden



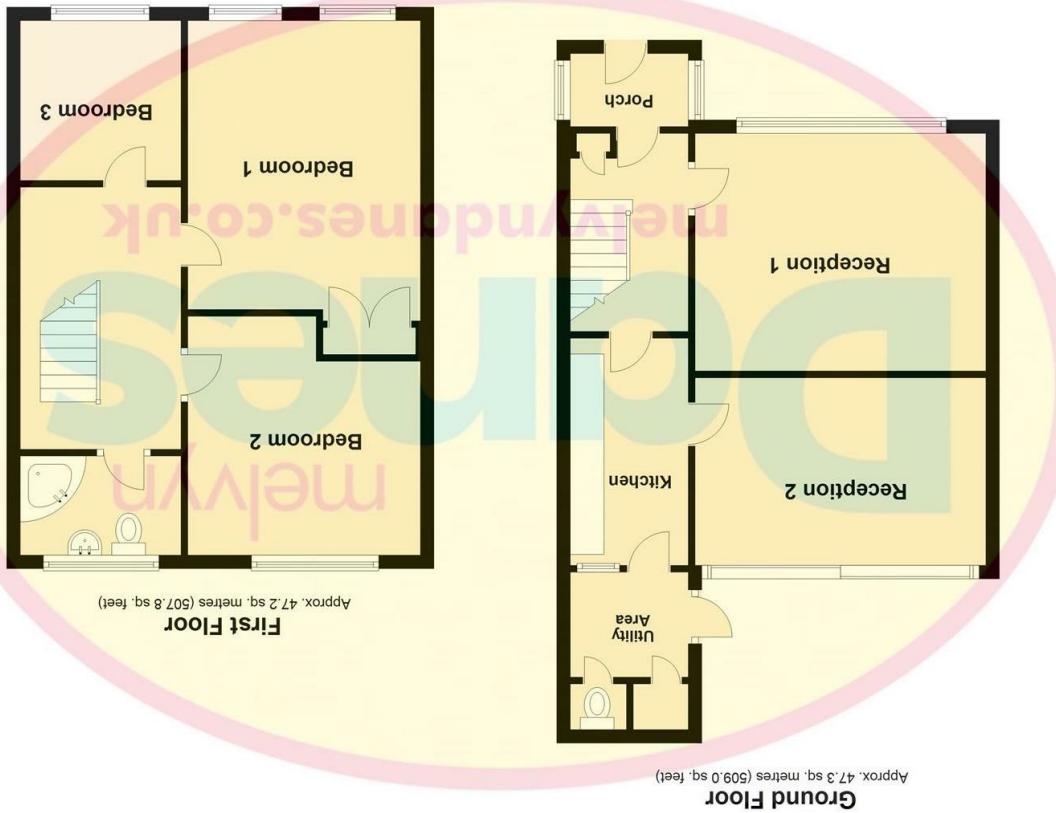
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



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



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



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 written confirmation of all legal and factual matters and may be liable in damages or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

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 individuals, we may use approved 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.

PROSPECTIVE PURCHASER should obtain a copy of the seller's solicitor's 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, fixtures or fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

LICENCED 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. The agent has not tested any apparatus, fixtures or fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

BUYERS must obtain a copy of the seller's solicitor's 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, fixtures or 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 has limited current mobile coverage (data taken from checker.ofcom.org.uk on 30/04/2025). Please note that the actual services available may be different depending on the particular circumstances.

FIXED: Actual service availability at the property may be different or speeds received may be different.

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.

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