



**Danes**  
melvyn  
ESTATE AGENTS

**Chaffcombe Road  
Sheldon  
£230,000**

## Description

An extended semi detached house on a popular road in Sheldon with NO ONWARD CHAIN. This spacious property is somewhat of a blank canvas but the current owner has installed new UPVC double glazed windows and doors, replaced the boiler and fuse box, fitted a log burner in the lounge and installed a new block paved driveway. Comprising enclosed porch, entrance hall, lounge, dining room, kitchen, utility and guest WC to the ground floor. Upstairs there are three good sized bedrooms, the bathroom and a separate WC. Further benefiting from central heating, double glazing, driveway, rear garden and rear garage.



## Accommodation

**Driveway**

**Enclosed Porch**

**Entrance Hall**

5'11 max x 14'3 (1.80m max x 4.34m)

**Dining Room**

10'10 max x 13'1 to bay (3.30m max x 3.99m to bay)

**Lounge**

9'11 max x 13'11 (3.02m max x 4.24m)

**Kitchen**

6'10 x 9'11 (2.08m x 3.02m)

**Utility**

7' max x 5'10 max (2.13m max x 1.78m max)

**Guest WC**

**Sun Room**

9'7 x 7'10 (2.92m x 2.39m)

**Landing**

**Landing**

6'11 x 6'10 (2.11m x 2.08m)

**Bedroom One**

10' x 13'6 to bay (3.05m x 4.11m to bay)

**Bedroom Two**

10' max x 13'5 (3.05m max x 4.09m)

**Bedroom Three**

6'11 max x 9' max (2.11m max x 2.74m max)

**Bathroom**

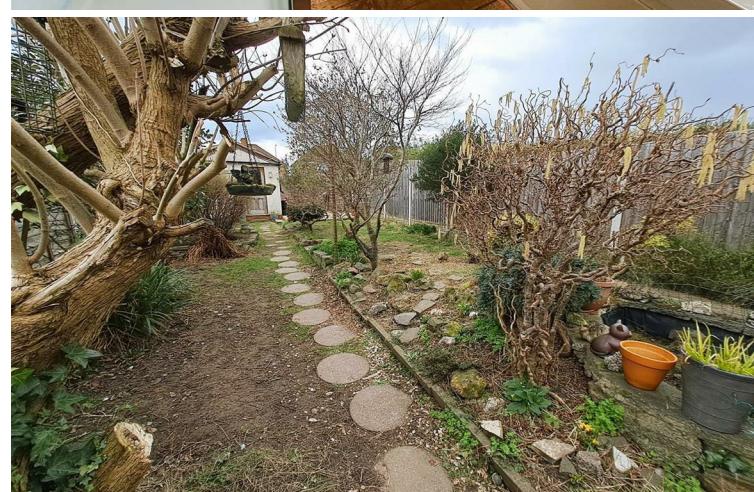
6'10 x 6'11 (2.08m x 2.11m)

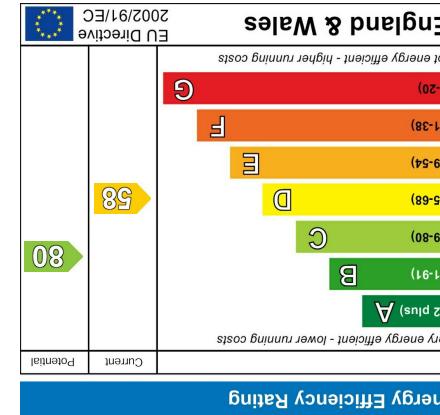
**Separate WC**

2'4 x 3'10 (0.71m x 1.17m)

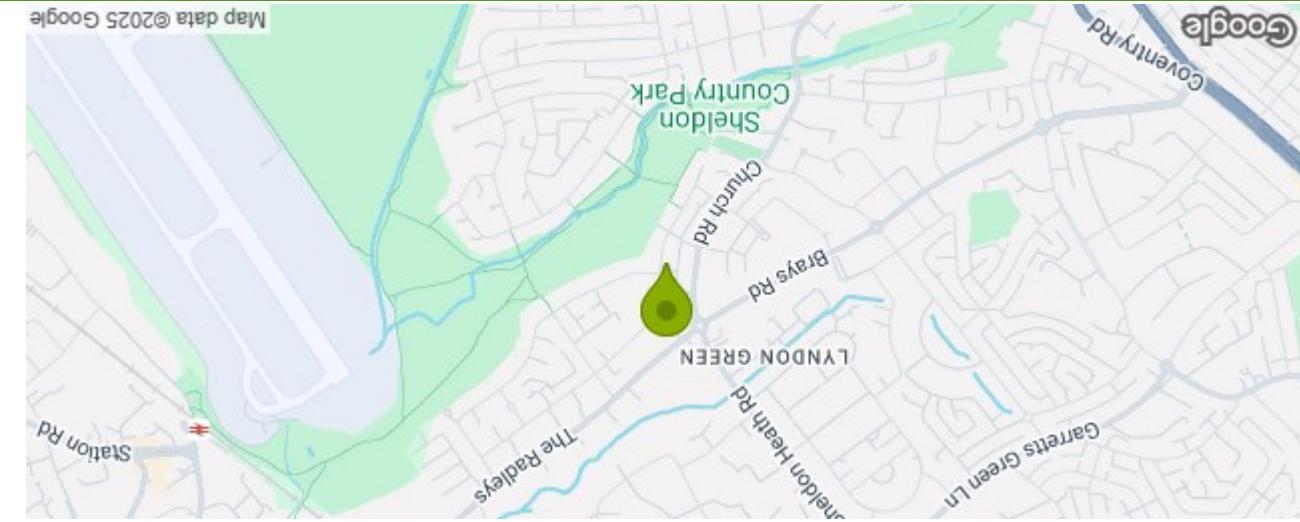
**Rear Garden**

**Rear Garage**

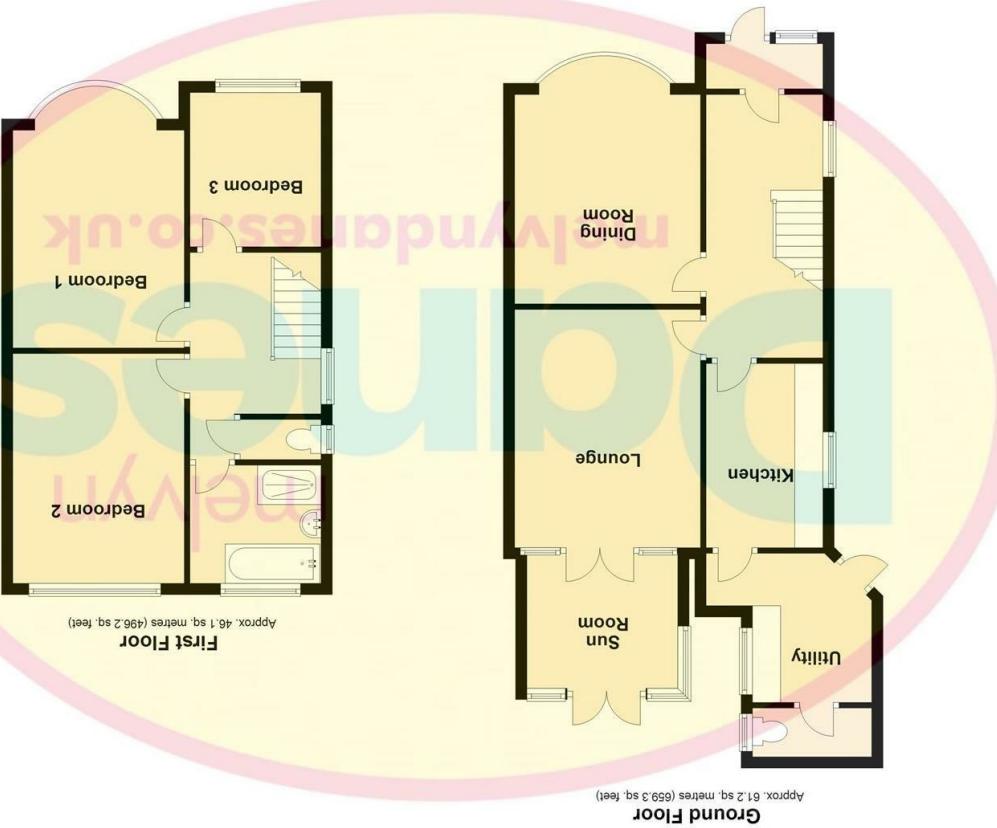




68 Chaffcombe Road Shelddon Birmingham B26 3YF



Total area: approx. 107.3 sq. metres (1155.5 sq. feet)



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PROPERTY 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 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.

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

PRECISE LOCATION AND NETWORK OUTAGES: We understand that the property is likely to have current mobile coverage (data taken from checker.ocm.org.uk on 17/03/2025). Please note that actual services available may be different depending on the particular circumstances.

MOBILE: Please note that the property is likely to have current mobile coverage (data taken from checker.ocm.org.uk on 17/03/2025). Actual service availability at the property or speeds received may be different.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 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.ocm.org.uk on 17/03/2025.

TENURE: We are advised that the property is FREEHOLD.

LEASEHOLD: 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.ocm.org.uk on 17/03/2025.

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