Cranes Park Road

Sheldon

£210,000

Description

NO ONWARD CHAIN - A well maintained semi detached house on a popular and convenient road in Sheldon.

This lovely property will make a great first time purchase and is in a super location near to a good range of shops, facilities and excellent transport links.

Comprising porch, entrance hall, lounge and kitchen to the ground floor. Upstairs there are two double bedrooms and the bathroom.

Further benefiting from central heating, double glazing, potential for off road parking via a block paved frontage, rear garden and rear garage with rear vehicle access.

Accommodation

Potential For Off Road Parking

Porch
3'1 x 2'1 (0.94m x 0.64m)

Entrance Hall
5'7 max x 12'3 max (1.70m max x 3.73m max)

Lounge
12'5 max x 10'9 max (3.78m max x 3.28m max)

Kitchen
10'3 x 7'11 (3.12m x 2.41m)

Landing

Bedroom One
11'9 max into wardrobe x 9'7 max (3.58m max into wardrobe x 2.92m max)

Bedroom Two
10'10 max into wardrobe x 9'5 max (3.30m max into wardrobe x 2.87m max)

Bathroom
4'4 max x 10' (1.32m max x 3.05m)

Rear Garden

Rear Garage

Rear Service Road

TENURE: We are advised that the property is FREEHOLD.

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 currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/10/2025. Actual service availability at the property or speeds received may be different.

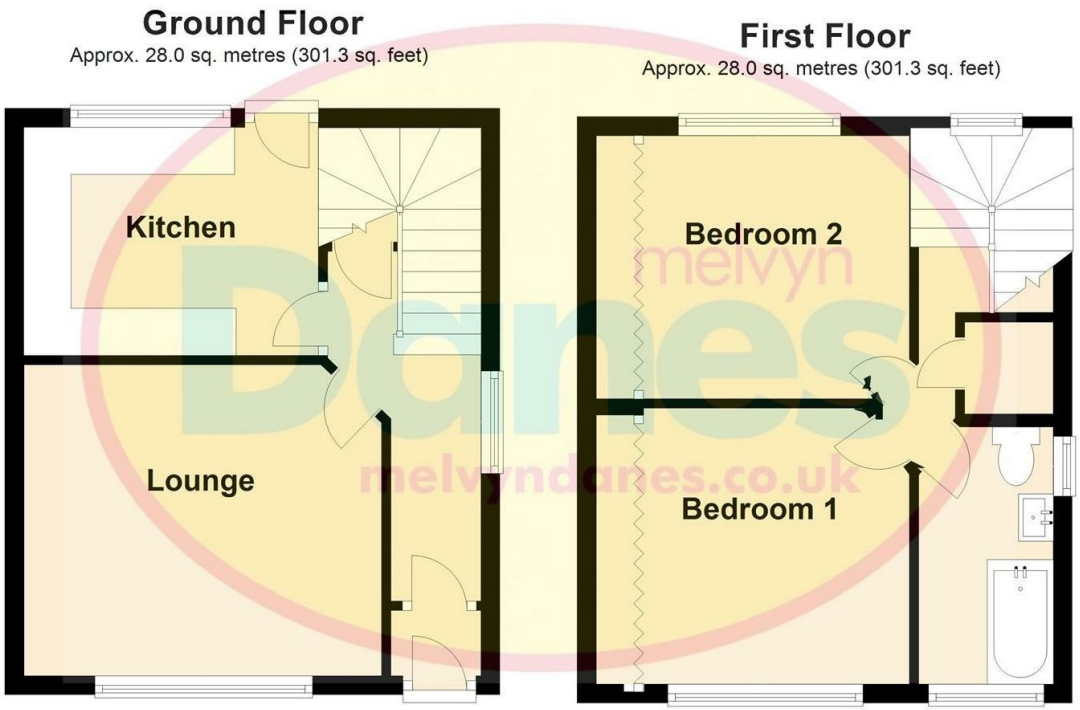
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

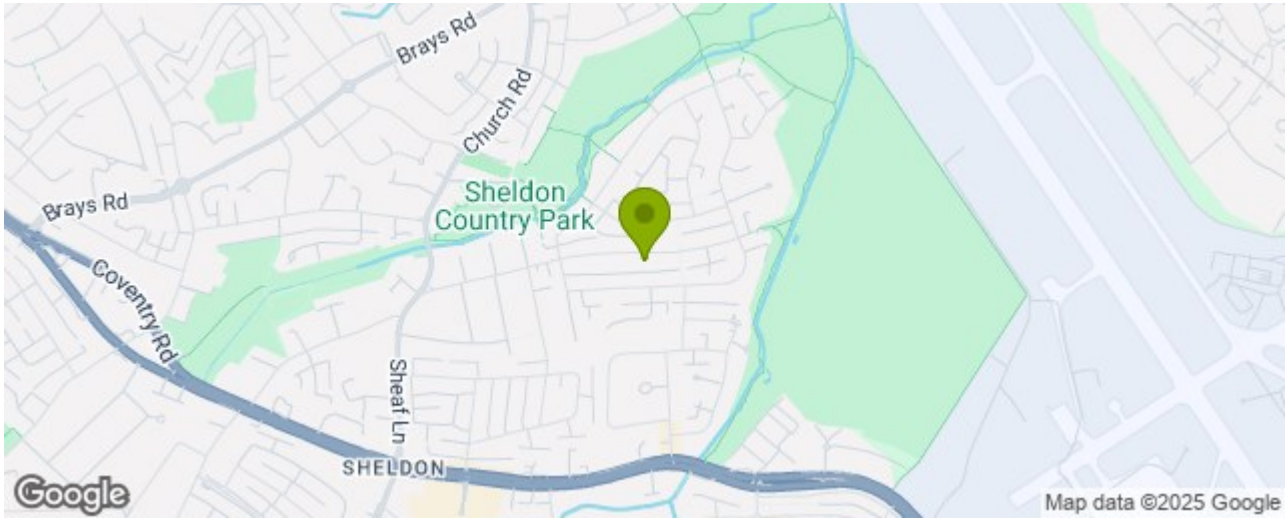
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 vendors and 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 a sale. 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.

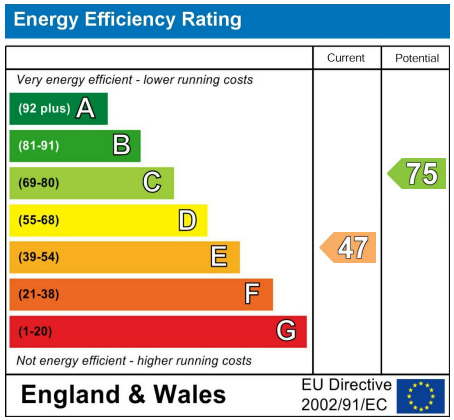
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Total area: approx. 56.0 sq. metres (602.6 sq. feet)



169 Cranes Park Road Sheldon Birmingham B26 3SP
Council Tax Band: B



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.