

A yellow oval logo with a green border. Inside, the word 'Danes' is written in large green letters, 'melvyn' is in smaller green letters above it, and 'ESTATE AGENTS' is in smaller green letters below it.

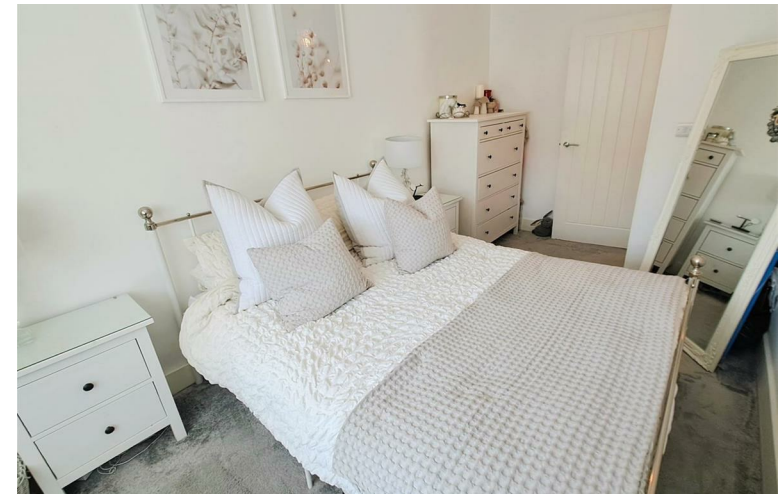
melvyn
Danes
ESTATE AGENTS

A photograph of a modern two-story brick house. The house has a dark grey tiled roof with white gables. The ground floor is made of light-colored bricks, while the upper floor is made of darker red bricks. There are large white-framed bay windows on both floors. A small front porch with a dark grey tiled roof covers the entrance. The porch has two black doors with white frames and diamond-shaped glass inserts. A small white cat statue is on the left side of the porch. The house is surrounded by green grass and a paved path leads to the entrance.

St Giles Court
Sheldon
£215,000

Description

ATTENTION FIRST TIME BUYERS! A beautifully presented, modern two bedroom semi detached house on a popular small development in Sheldon. This stunning property is just four years old and carries the remainder of the NHBC guarantee. In a superb location near to all amenities and comprising: enclosed porch, open plan lounge/kitchen (with a brand new integral fridge and freezer), guest WC, two bedrooms and a first floor bathroom. Further benefiting from central heating, double glazing, rear garden and allocated parking (visitor parking is also available).



Accommodation

Enclosed Porch

4' x 3'5 (1.22m x 1.04m)

Open Plan Lounge/Kitchen

15'1 max x 18' max into bay (4.60m max x 5.49m max into bay)

Kitchen

8'5 x 5'10 (2.57m x 1.78m)

Landing

Bedroom One

8' min x 18' max to bay (2.44m min x 5.49m max to bay)

Bedroom Two

6'8 x 12' max (2.03m x 3.66m max)

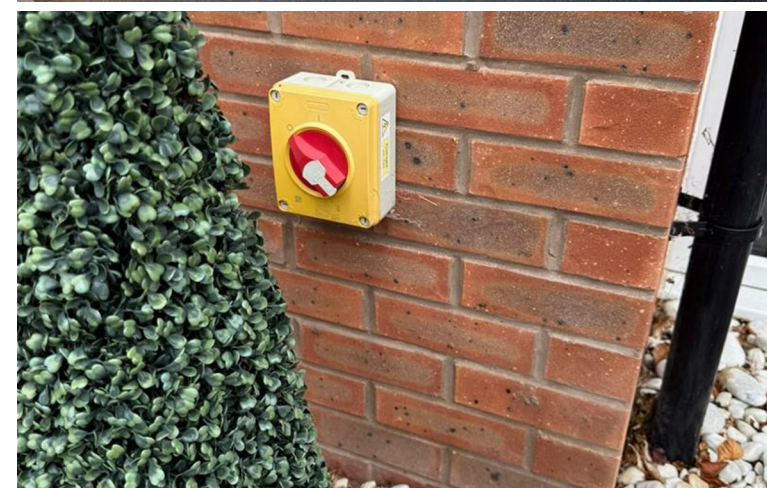
Bathroom

5'6 x 5'10 (1.68m x 1.78m)

Rear Garden

Allocated Parking Space With EV Charger

Visitor Parking



TENURE: We are advised that the property is FREEHOLD.

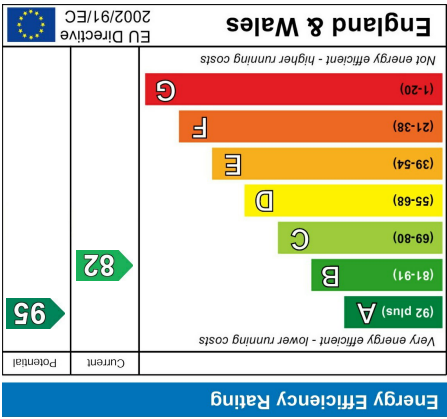
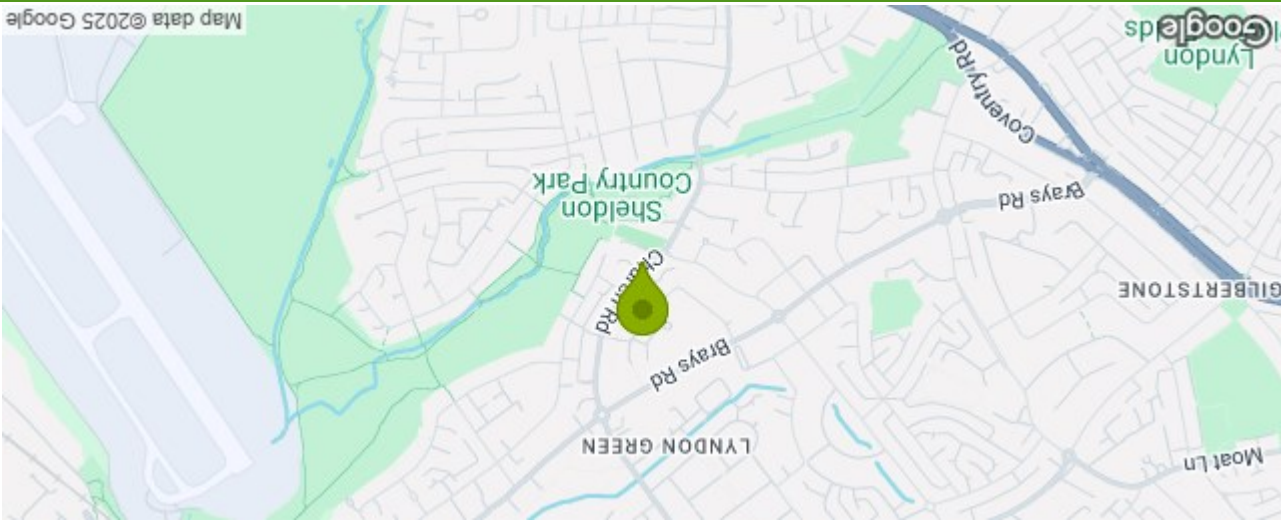
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/6/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited mobile coverage (data taken from checker.ofcom.org.uk on 11/6/2025). 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.



7 St Giles Court Sheldon Birmingham B26 3FR
Council Tax Band: B

Total area: approx. 73.2 sq. metres (788.0 sq. feet)

