



melvyn  
**Danes**  
ESTATE AGENTS



Heath Fields Way  
Sheldon

Asking Price £77,000

## Description

\*\*\*35% Shared Ownership\*\*\* Ready to move in...A modern, well presented semi detached property built in 2017 and situated in a convenient location in close proximity to a selection of local amenities including shops, schools, parks and transport links. An ideal purchase for a first time buyer, the house comprises; entrance hall, guest w.c, fitted kitchen and lounge to the ground floor. Upstairs you will find two double bedrooms and a bathroom. Having the added benefits of central heating, double glazing, front and rear gardens and an allocated parking space to the rear.  
\*\*\*100% Ownership Also Available\*\*\*



## Accommodation

**Foregarden**

**Entrance Hall**

**Guest W.C**

2'11 x 5'7 (0.89m x 1.70m)

**Fitted Kitchen**

6'6 x 12'4 (1.98m x 3.76m)

**Lounge**

13'8 max x 14'11 max (4.17m max x 4.55m max)

**Landing**

**Bedroom One**

8'2 min x 13'8 max (2.49m min x 4.17m max)

**Bedroom Two**

6'4 min x 13'8 (1.93m min x 4.17m)

**Bathroom**

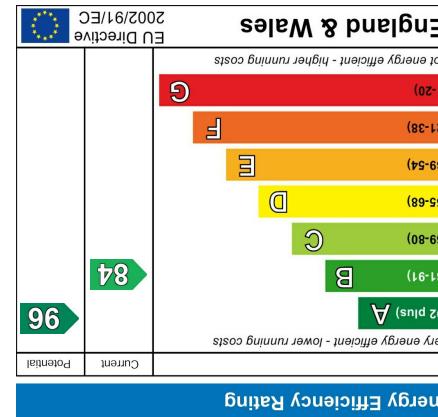
6'7 max x 6'5 (2.01m max x 1.96m)

**Rear Garden**

**Allocated Parking**

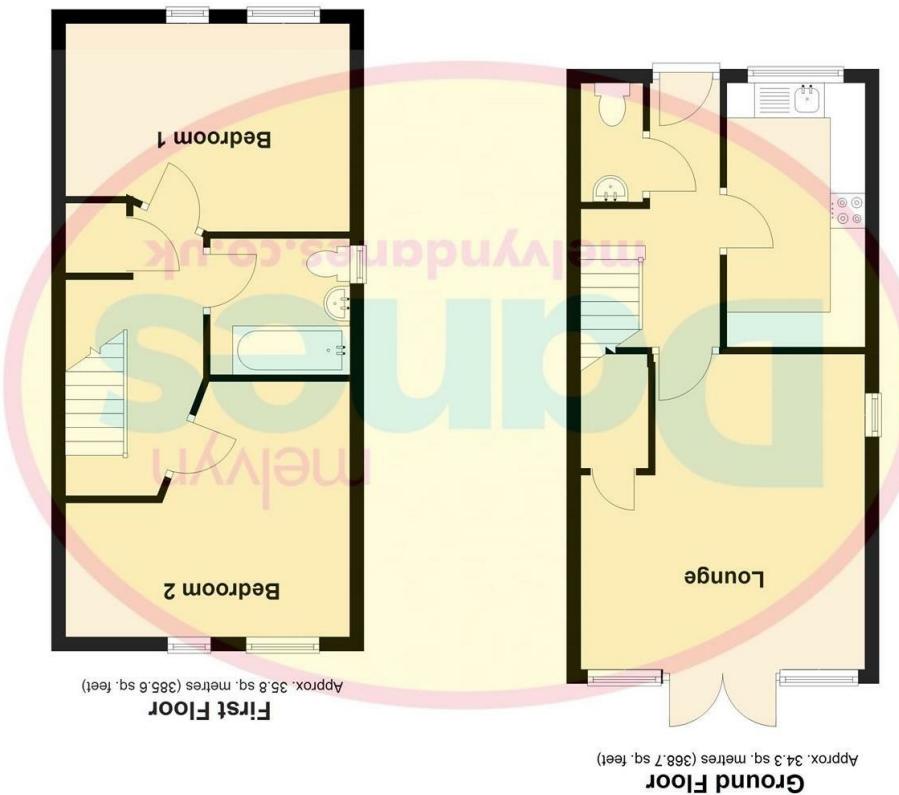


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Heath Fields Way Sheldon Birmingham B26 2UF

Total area: approx. 70.1 sq. metres (754.3 sq. feet)



MONY LANDUNDERING 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 new customers, 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 the sale.

**CONSUMER PROTECTION FORM 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 a copy of all legal and factual matters and information from their Solicitor.

Licensees Licenses are not liable for any damage or loss resulting from the use of their services. The seller has not sought to vary the legal title of the property and the buyers must obtain a copy of the title deeds from the seller.

Buyers must obtain a copy of the title deeds from the seller. Photo graphs are provided for illustrative purposes only and the seller is not responsible for any inaccuracies.

Equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify of warrant that they are in good working order and condition.

**VIEWING:** By appointment only with the office on the number below.  
**PRECISE LOCATION AND NETWORK OUTAGES:**  
**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from [checker.ofcom.org.uk](http://checker.ofcom.org.uk) on 23/05/2025). Please note that actual services available may be different depending on the particular circumstances.  
**PRECISE LOCATION AND NETWORK OUTAGES:**

**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.ofcom.org.uk on 23/05/2025. Actual service availability at the property of speeds received may be different.

TENURE: We are advised that the property is LEASEHOLD