



Danes
melvyn
ESTATE AGENTS

**Coalway Avenue
Sheldon
Offers Over £270,000**

Description

A well presented, extended semi detached house on a popular road in Sheldon. This lovely property will make a great first time purchase and is in a superb location with a wealth of shops and facilities on the doorstep. Comprising enclosed porch, entrance hall, through lounge and extended kitchen/diner to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, pleasant rear garden and rear double garage.



Accommodation

Driveway

Enclosed Porch

5'10 x 4'4 (1.78m x 1.32m)

Entrance Hall

5'5 x 12'3 (1.65m x 3.73m)

Through Lounge

9'11 max x 27'4 to bay (3.02m max x 8.33m to bay)

Extended Kitchen/Diner

(Lshaped room)

14'11" max x 21'5" max (4.55m max x 6.53m max)

Landing

6'10 x 5'5 (2.08m x 1.65m)

Bedroom One

9'11 max x 13'4 to bay (3.02m max x 4.06m to bay)

Bedroom Two

9'11 max x 13'4 to half bay (3.02m max x 4.06m to half bay)

Bedroom Three

5'5 x 6'8 (1.65m x 2.03m)

Bathroom

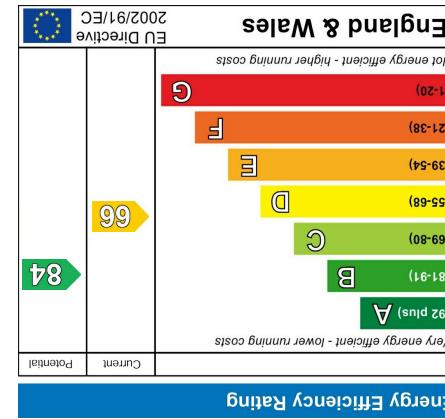
5'5 x 7'1 (1.65m x 2.16m)

Rear Garden

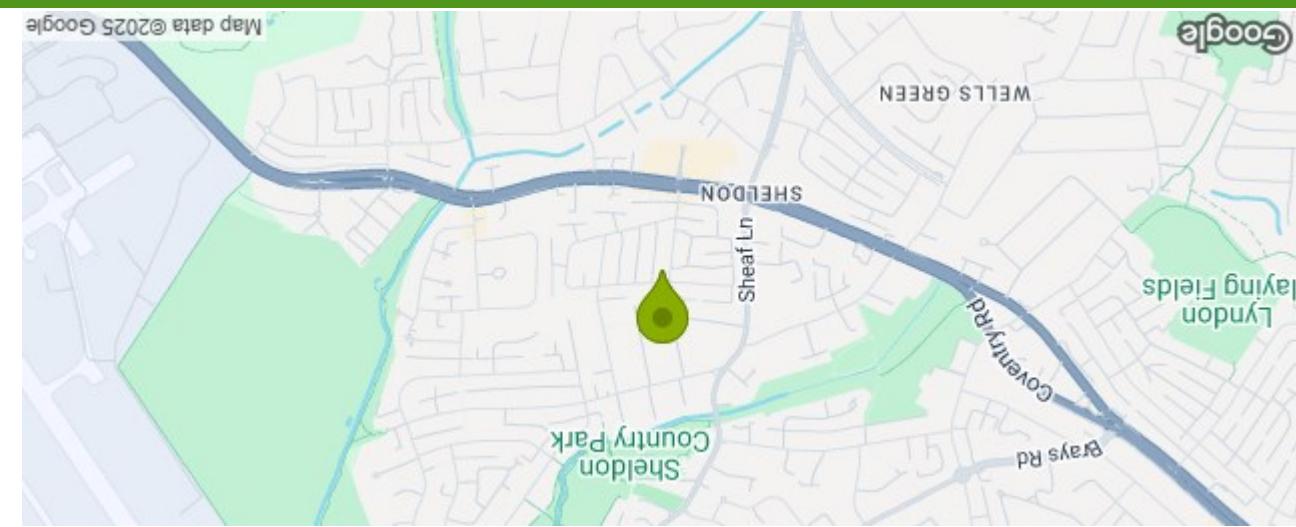
Rear Double Garage

20'3 x 18'1 (6.17m x 5.51m)

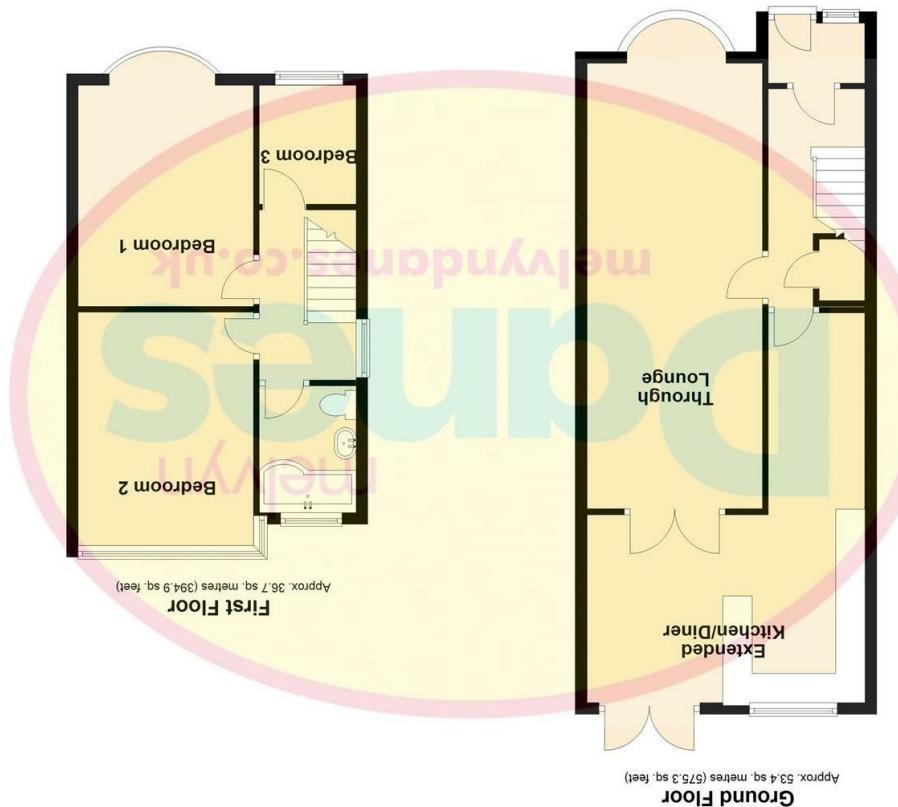




59 Coalway Avenue Sheldon Birmingham B26 3JX



Total area: approx. 90.1 sq. metres (970.2 sq. feet)



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

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.org.uk on 6/2025). Please note that actual services available may be different depending on the particular circumstances.

WIRELESS: By appointment only with the network outages.

5/2025. Actual service availability at the property or speeds received may be different.

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.org.uk on 5/2025.

please advise that the standard broadband download speed at the property is around 16 Mbps, however