



**Danes**  
melvyn  
ESTATE AGENTS



**Beverley Grove**

**Sheldon**

**Offers Over £300,000**

## Description

A beautifully presented and thoughtfully extended semi detached house on a popular cul de sac in Sheldon. This lovely property will make the perfect family home and has scope to extend further (STPP). In a great location near to a good range of shops, schools and facilities and comprising: enclosed porch, entrance hall, lounge, impressive kitchen/diner, utility and shower room to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, rear garden and a storage area (in the former garage space).



## Accommodation

**Driveway**

**Enclosed Porch**

6' x 3'9 (1.83m x 1.14m)

**Entrance Hall**

5'2 x 13' (1.57m x 3.96m)

**Lounge**

9'11 x 16' to bay (3.02m x 4.88m to bay)

**Impressive Kitchen/Diner**

23'10 max x 18'7 max (7.26m max x 5.66m max)

**Utility**

4'9 x 9'9 (1.45m x 2.97m)

**Ground Floor Shower Room**

6'1 max x 9'9 max (1.85m max x 2.97m max)

**Storage Area**

13' x 7' (3.96m x 2.13m)

**Landing**

5'2 x 6'6 (1.57m x 1.98m)

**Bedroom One**

9'11 x 12'4 to bay (3.02m x 3.76m to bay)

**Bedroom Two**

9'11 x 12'4 (3.02m x 3.76m)

**Bedroom Three**

5'2 x 6' (1.57m x 1.83m)

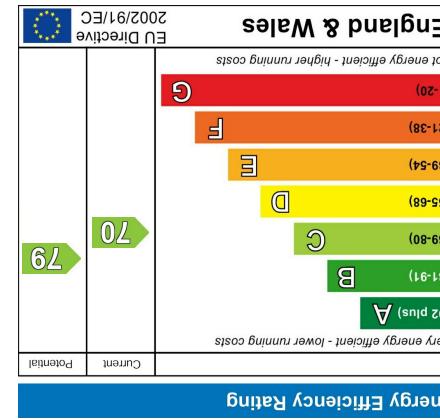
**Bathroom**

5'2 x 5'9 (1.57m x 1.75m)

**Rear Garden**

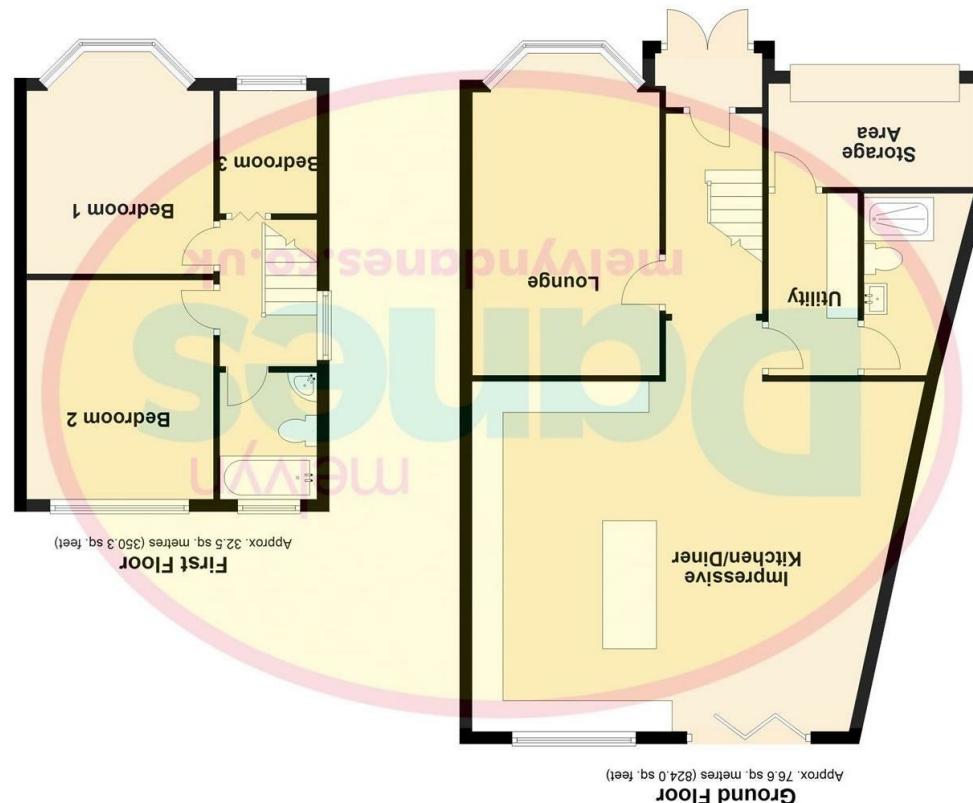


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



11 Beeverley Grove Shelton Birmingham B26 3HT

total area: approx. 109.1 sq. metres (1174.3 sq. feet)



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**BROADBAND:** We understand that the standard broadband 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 15/07/2025. Actual service availability at the property of speeds received may be different.