



Danes
melvyn
ESTATE AGENTS

**Benedon Road
Sheldon
£210,000**

Description

Great potential! This three bedroom semi detached house is a complete blank canvas and benefits from NO ONWARD CHAIN. An ideal first time purchase ready for someone to put their own stamp on and comprising: porch, entrance hall, dining room, lounge, kitchen and covered side passage to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, rear garden and rear garage.



Accommodation

Driveway

Porch

Entrance Hall

5'2 x 11'8 (1.57m x 3.56m)

Dining Room

9'9 max x 12'7 to bay (2.97m max x 3.84m to bay)

Lounge

9'9 x 12'11 to bay (2.97m x 3.94m to bay)

Kitchen

5'3 x 9'6 max (1.60m x 2.90m max)

Landing

6'9 x 5'3 (2.06m x 1.60m)

Bedroom One

9'9 max x 12'11 to bay (2.97m max x 3.94m to bay)

Bedroom Two

9'9 x 12'7 to bay (2.97m x 3.84m to bay)

Bedroom Three

5'2 x 6'3 (1.57m x 1.91m)

Bathroom

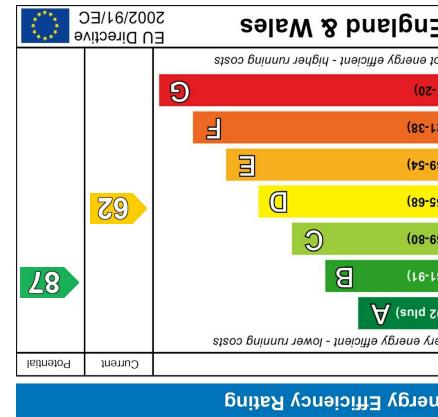
5'2 x 6'8 (1.57m x 2.03m)

Rear Garden

Rear Garage

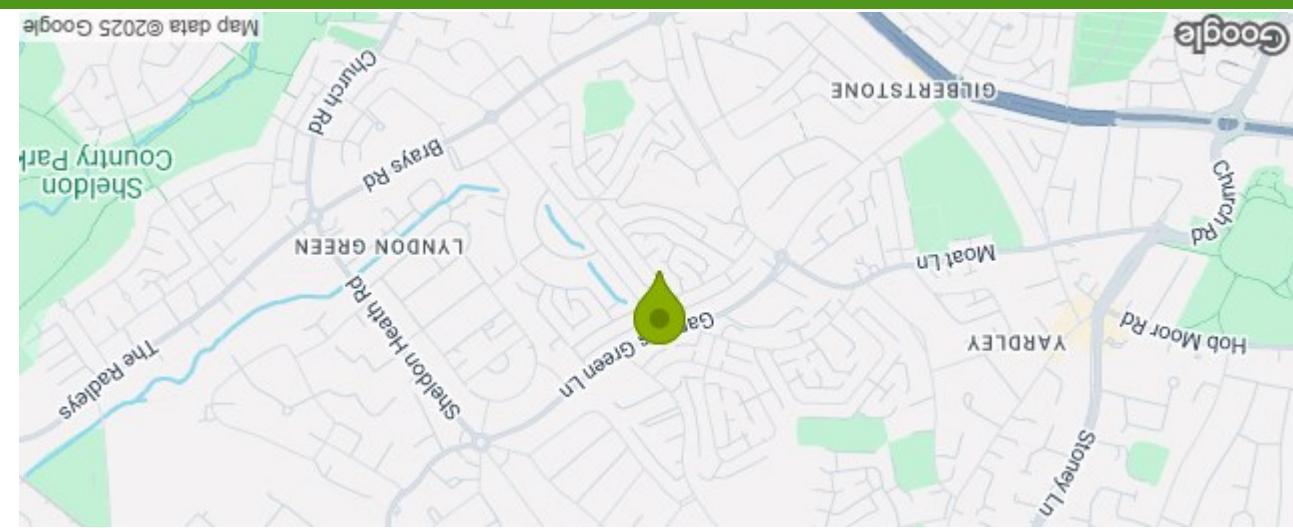


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

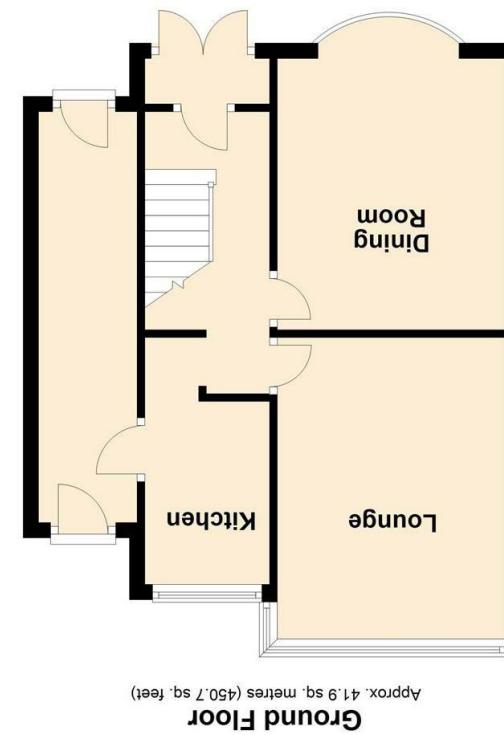


1 Benedon Road Sheldon Birmingham B26 2NL

total area: approx. 76.4 sq. metres (822.6 sq. feet)



The floor plan illustrates the layout of the First Floor. It features three bedrooms: Bedroom 1, Bedroom 2, and Bedroom 3. Bedroom 1 is located at the bottom right, Bedroom 2 is at the top right, and Bedroom 3 is at the top left. A central staircase is positioned on the left side, leading to the upper floor. A bathroom is situated between Bedroom 1 and the central staircase. The plan is annotated with labels for each room and the staircase, and includes a scale bar indicating approximately 34.5 square metres (371.9 square feet).



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied 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.

Licensees and agents must obtain a copy of the Surveyor's Report and the Surveyor's Report from the Surveyor or Surveyor's office. The Surveyor's Report and the Surveyor's Report are not sought to verify the legal title of the property and the Surveyor's Report is not a guarantee of the Surveyor's Report.

Buyers must obtain a copy of the Surveyor's Report and the Surveyor's Report from the Surveyor or Surveyor's office. The Surveyor's Report and the Surveyor's Report are not sought to verify the legal title of the property and the Surveyor's Report is not a guarantee of the Surveyor's Report.

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

MOBILE We understand that the property has limited current mobile coverage (data taken from checker.ocm.com).
08/04/2025] Please note that the property has limited current mobile coverage (data taken from checker.ocm.com).
precise location and network outages.

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

BROADBAND: We understand that the standard broadband speed set the property is around 13 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 8/4/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.