Cranes Park Road

Sheldon

£250,000

Description

IDEAL FIRST TIME PURCHASE! A well presented, extended semi detached house on a popular road in Sheldon. This lovely property is in a superb location, near to a good range of shops, facilities and transport links and comprises: enclosed porch, open plan lounge and extended kitchen/diner to the ground floor. Upstairs there are two double bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, pleasant rear garden and rear garage/games room.

Accommodation

Driveway

Enclosed Porch
4'4 max x 5'5 max (1.32m max x 1.65m max)

Open Plan Lounge
16'3 max x 15'11 max to bay (4.95m max x 4.85m max to bay)

Extended Kitchen/Diner
14'4 max x 15'1 max (4.37m max x 4.60m max)

Landing

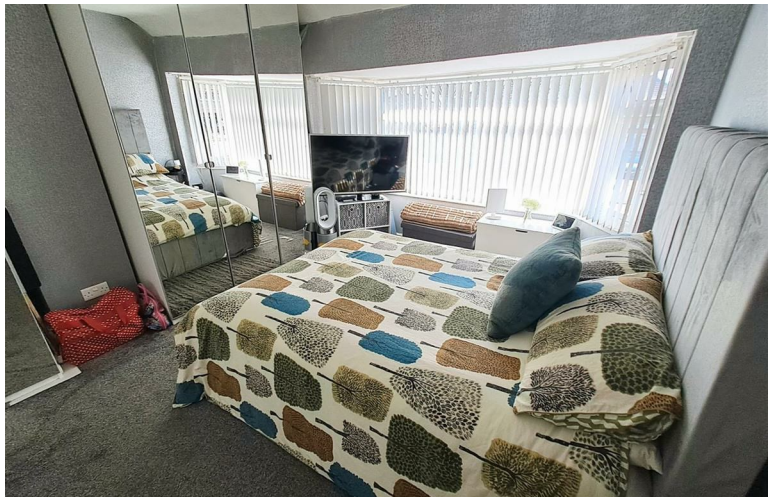
Bedroom One
11'6 max x 11'8 max to bay (3.51m max x 3.56m max to bay)

Bedroom Two
9'10 max x 9'5 max (3.00m max x 2.87m max)

Bathroom
4'5 max x 10'2 max (1.35m max x 3.10m max)

Rear Garden

Rear Garage/Games Room
12'8 x 15'10 (3.86m x 4.83m)



TENURE: We are advised that the property is FREEHOLD

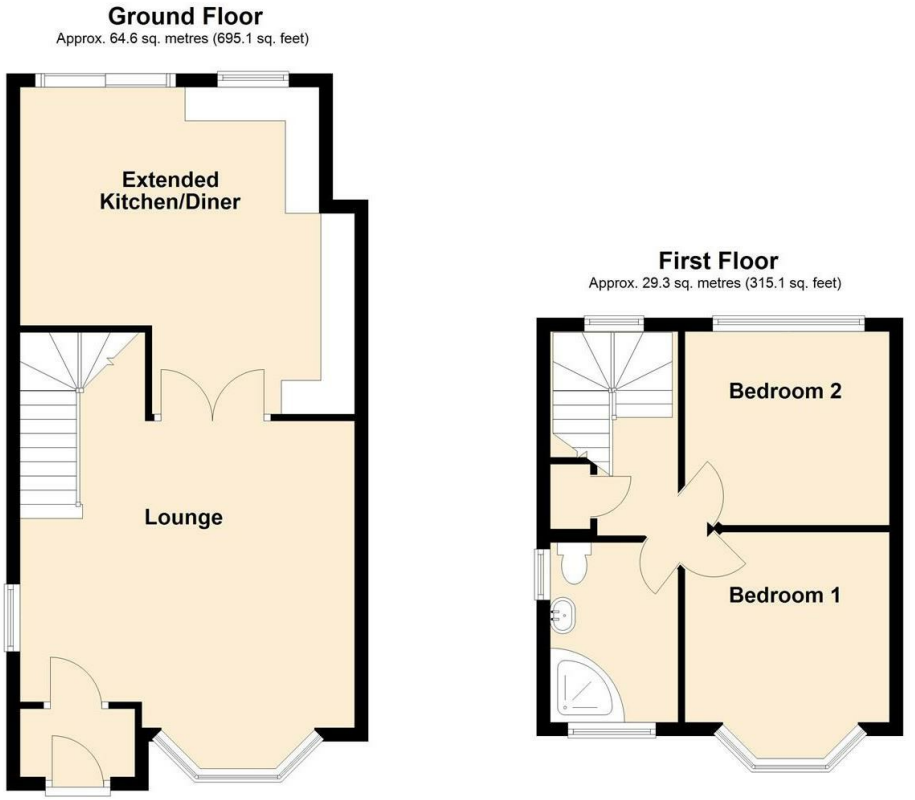
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 07/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 07/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

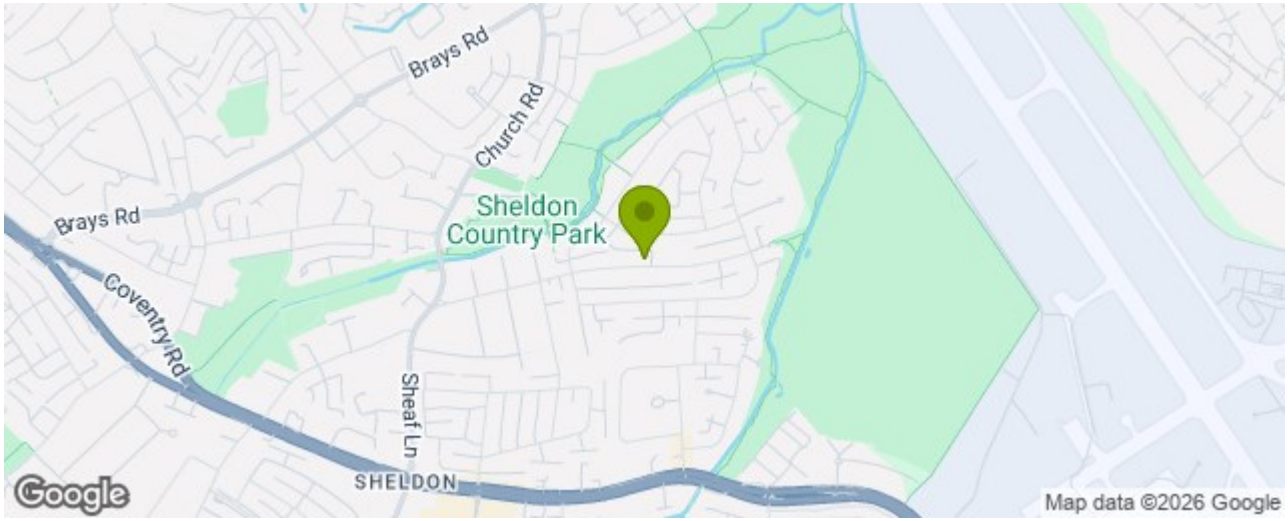
VIEWING: By appointment only with the office on the number below.

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.

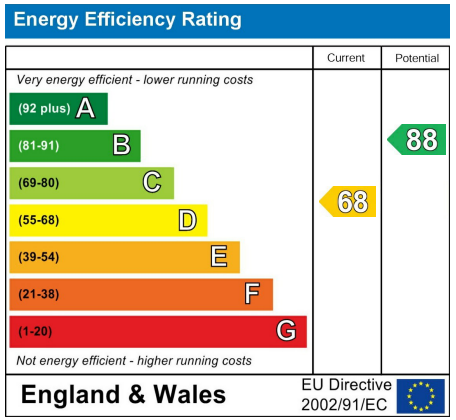
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



Total area: approx. 93.8 sq. metres (1010.2 sq. feet)



156 Cranes Park Road Sheldon Birmingham B26 3ST
Council Tax Band: B



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.

Tel: 0121 742 2123 Email: sheldon@melvyndanes.co.uk melvyndanes.co.uk