



melvyn
Danes
ESTATE AGENTS



**Mardon Road
Sheldon
Guide Price £95,000**

Description

A semi detached property requiring modernisation and refurbishment set within an extremely sought after residential location, offering an opportunity to add significant value once renovated.

This three bedroom property has potential in abundance and offers many options which could include extending and/or converting the garage to offer more accommodation. (STPP)

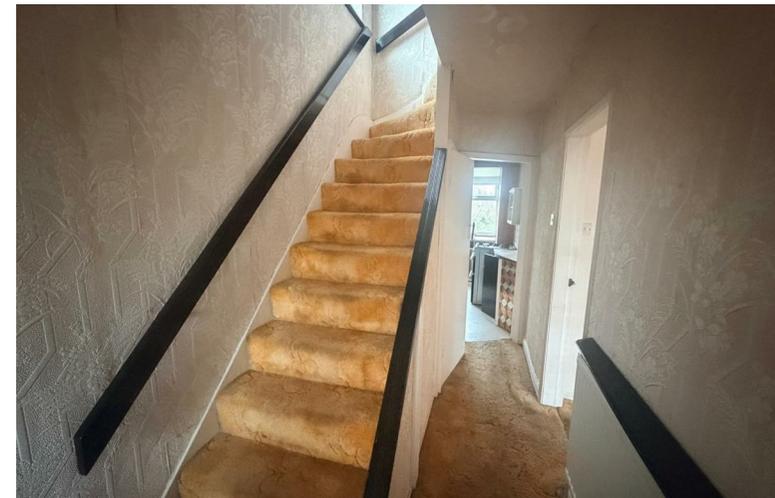
In brief the property comprises of an entrance porch and hall, lounge open to the dining room, kitchen with rear hall giving access to the D/S WC, garage and rear garden. On the first floor there are three bedrooms and a family bathroom. Outside there is a generous rear garden with additional gardens to the front with off road parking.

The property is close to a wide range of local amenities, shops and has excellent transport links for Birmingham city centre, Airport and Motorways.

Viewing comes highly recommended to fully appreciate the opportunity on offer (Please contact the office to book on to one of the viewing days)

Auction Link:

<https://www.btgeddisonspropertyauctions.com/260326/for-auction-birmingham>



COSTS

Auction Details - Via BTG Eddison on 26th March 2026 @ 9am.

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Front Garden with Driveway

Enclosed Porch

Entrance Hall

Lounge

Dining Room

Kitchen

W.C

Landing

Bedroom One

Bedroom Two

Bedroom Three

First Floor Bathroom

Side Garage

Rear Garden

Viewing Availability

OPEN HOUSES

Wednesday 11th March - 4.00pm - 5.00pm, Monday 16th March - 12.30pm - 1.30pm and Tuesday 24th March 10.30am - 11.30am.

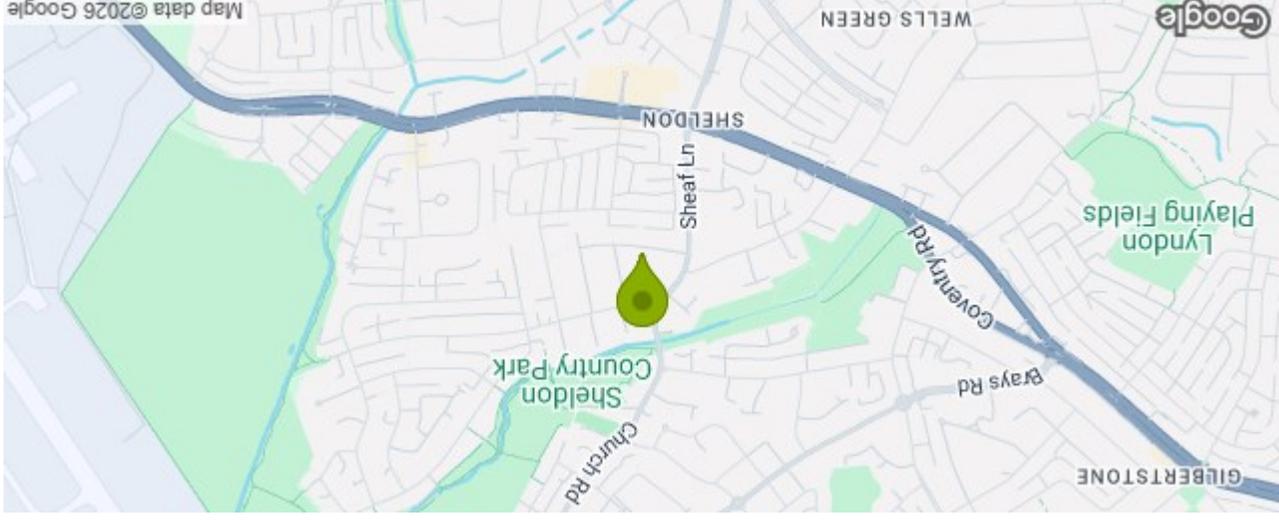


TENURE: We are advised that the property is FREEHOLD.

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 07/03/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



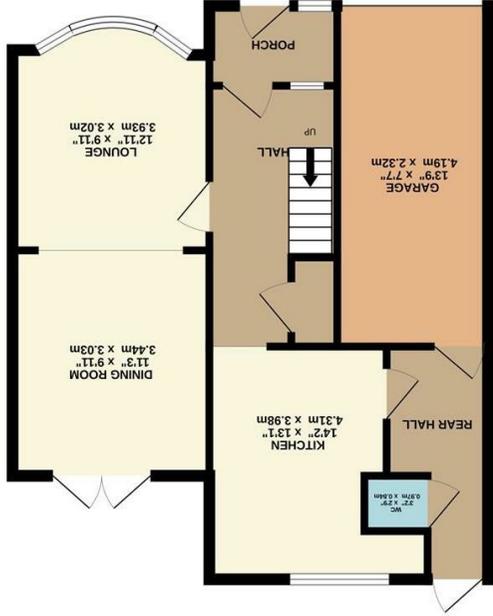
30 Mardon Road Sheldon Birmingham B26 3EX Council Tax Band: C

Energy Efficiency Rating	
Potential	88
Current	52

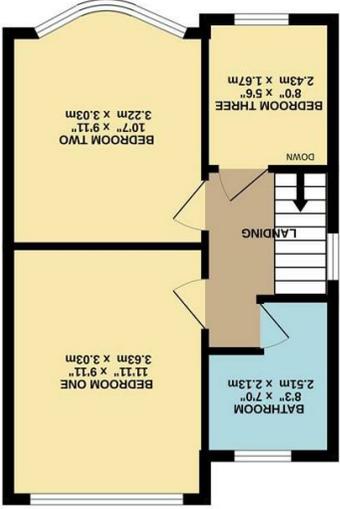
Energy Efficiency Rating	Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of rooms, windows, rooms and other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagix ©2026



GROUND FLOOR



1ST FLOOR

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.