



melvyn  
**Danes**  
ESTATE AGENTS

**Goldthorne Avenue**  
**Sheldon**  
**Asking Price £260,000**

## Description

A well presented traditional bay fronted semi detached house on a popular road in Sheldon. Superbly located for a great array of shops, local facilities and excellent transport links. Comprising of entrance hall, front living room with bay window and gas fire place, fitted kitchen with a range of integrated appliances and access into the rear garden, living room with French doors onto the rear garden.

To the first floor we have two good sized double bedrooms one with large bay window and a further single room and a family bathroom. Further benefiting from central heating, double glazing, driveway for numerous vehicles, charming rear garden with various sheds and greenhouses and garage to the rear with vehicular access.

Located in Sheldon not far from the Coventry road cross roads. Coming from Solihull along the B425 one would cross the Coventry road cross roads onto Sheaf Lane then take the second right onto Rectory Park Road and proceed around 150 Meters and turn right onto Coalway Avenue then take the next left onto Goldthorne Avenue where the property can be found on the right hand side. Being close to local amenities and just a stones throw from the hustle and bustle of the Coventry road and its new retail outlets.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Dining Room**

11'9" x 12'1" (3.59 x 3.69)

**Living Room**

13'9" x 10'2" (4.21 x 3.12)

**Kitchen**

13'8" x 6'2" (4.17 x 1.89)

**Garden Store**

**Bedroom One**

11'9" x 13'2" (3.59 x 4.03)

**Bedroom Two**

14'5" x 10'2" (4.41 x 3.12)

**Bedroom Three**

11'4" x 6'10" (3.47 x 2.09)

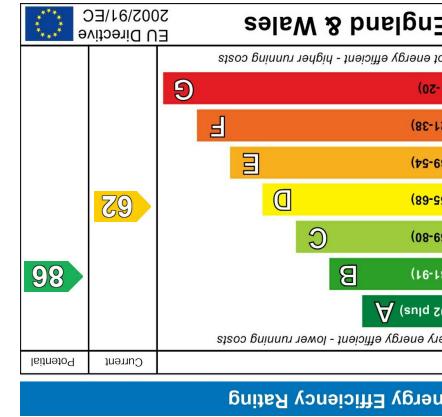
**Bathroom**

8'0" x 6'2" (2.46 x 1.89)

**Private Rear Gardens**

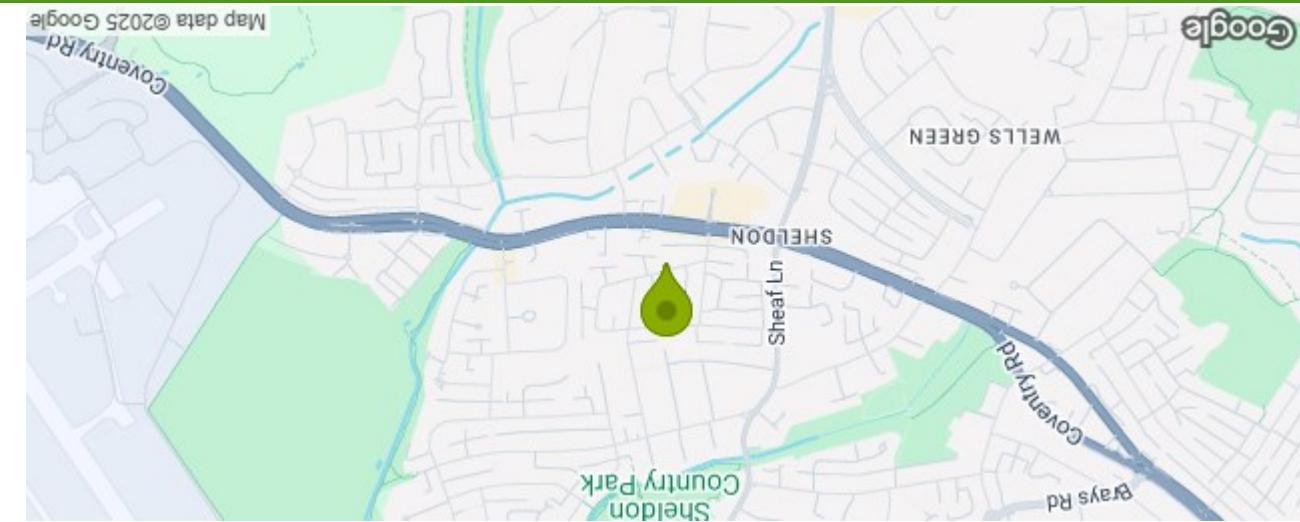
**Large Rear Garage**





37 Goldthorpe Avenue Sheldon Birmingham B26 3LA  
Council Tax Band: C

Total area: approx. 929.9 sq. feet



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.

MONY LANDLADING REGULATIONS: Under anti-moncy laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting any services or review publically available information from new institutions, and to

review this from time to time. To avoid the need to request detailed information from new institutions, and to

individuals and companies and the beneficial owners of organisations and trusts before accepting any services or review publically available information from new institutions, and to

delay in agreeing the sale.

PROFESSIONAL PURCHASER: Purchaser should note that these details are not intended to form part of any offer or contract. Any

license or surveyor as appropriate. The agent has not sought to verify the title of the property and they

are in working order.

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VIEWING: By appointment only with the office on the number below 0121 711 1712

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from [checker.ofcom.org.uk](http://checker.ofcom.org.uk))

on 28/04/2025. Please note that actual services available may be different depending on the particular circumstances.

PRECISE LOCATION AND NETWORK OUTAGES:

28/04/2025. Actual service availability at the property or speeds received may be different.

28/04/2025. Please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed

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