



Common Lane, Sheldon

Guide Price £265,000







## PROPERTY OVERVIEW

Offered with no upward chain, this detached bungalow presents a lucrative opportunity for those seeking a property with untapped potential. The property, ideal for downsizers, invites the new owners to put their stamp on it through modernisation or renovation. Set back from the road, this dormer bungalow boasts a driveway spacious enough for multiple vehicles, ensuring ample parking for residents and guests alike. Upon entering through the front door, the ground floor unfolds seamlessly via an entrance hallway, providing access to the various living areas. The large dual-aspect living/dining room serves as the heart of the home, flooded with natural light that enhances the spacious feel of the property. Adjacent to the living area lies a generously proportioned kitchen, seamlessly connected to a conservatory offering serene views of the rear garden. The ground floor is completed by a double bedroom and a family bathroom, catering to the needs of residents. Venturing upstairs, a second bedroom awaits. Versatile in nature, this additional space can be easily tailored to suit various requirements, be it as a guest room, home office, or hobby area.







Externally, the property boasts a large rear garden, providing a tranquil retreat from the hustle and bustle of every-day life. This outdoor space presents boundless opportunities for relaxation, gardening, or alfresco dining, offering a serene escape within the confines of one's own property. In summary, this property offers a rare chance to create a personalised living environment without the constraints of an upward chain. With its dormer bungalow layout, ample parking, and versatile living spaces, this residence is poised to become a cherished home for those looking to embark on a new chapter in a property ripe for transformation.

#### PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham International Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: C

Tenure: Freehold



- Two Bedroom Detached Dormer Bungalow
- NO UPWARD CHAIN
- In Need Of Modernisation Throughout
- Ideal For Downsizers
- Large Rear Garden
- Dual Aspect Living / Dining Room
- Large Kitchen With Conservatory
- Two Spacious Bedrooms





#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

17' 9" x 10' 0" (5.41m x 3.05m)

#### **DINING ROOM**

13' 11" x 10' 0" (4.24m x 3.05m)

#### **KITCHEN**

12' 7" x 10' 10" (3.84m x 3.30m)

#### **CONSERVATORY**

11' 8" x 11' 1" (3.56m x 3.38m)

#### **BEDROOM TWO**

11' 7" x 9' 3" (3.53m x 2.82m)

#### **BATHROOM**

9' 2" x 5' 11" (2.79m x 1.80m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

17' 3" x 12' 1" (5.26m x 3.68m)

#### **TOTAL SQUARE FOOTAGE**

76.0 sq.m (818 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LARGE REAR GARDEN**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains and light fittings and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers.

Broadband – cable. Loft space – boarded.

**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

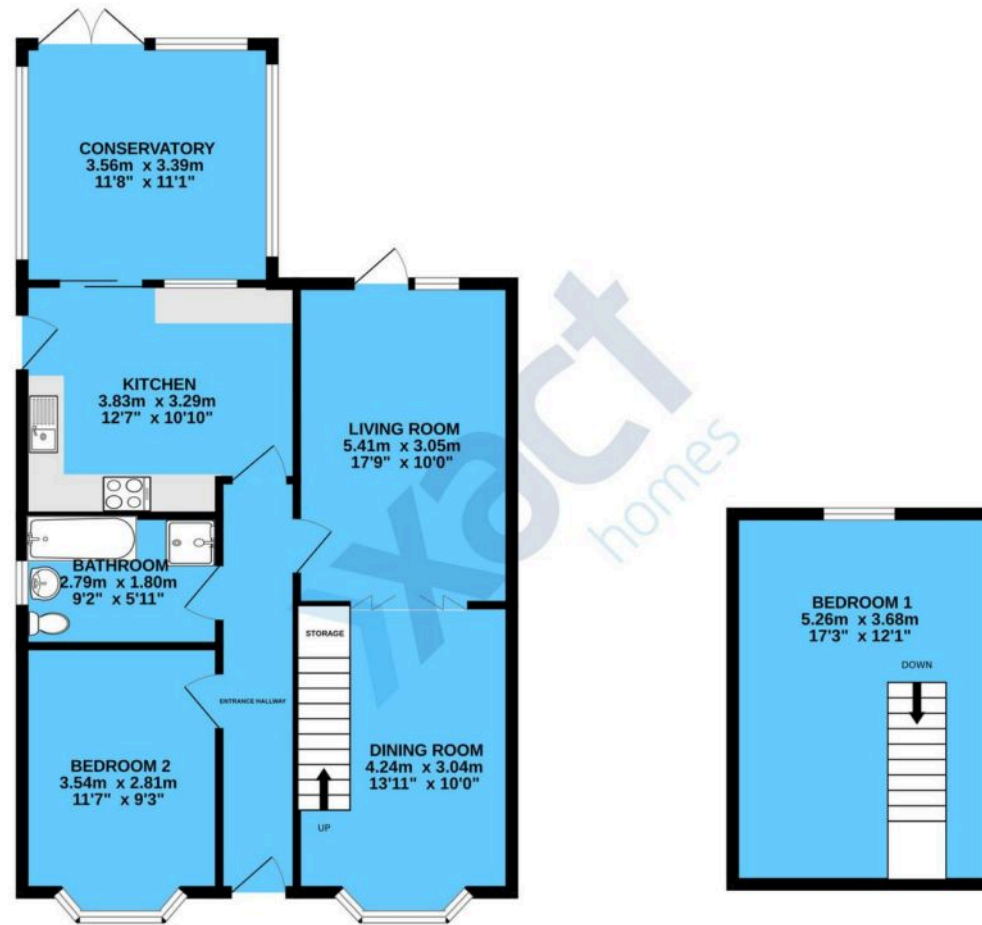






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 76.0 sq.m. (818 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.

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