

property details **approval form**

5 Sheldon Avenue, Wednesbury, West Midlands, England, WS10 9DU

Date: 24 July 2026

Property Ref and Version: GRB112997 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £230,000

Tenure: Freehold

>> **key features**

- > Four Bedroom Mid-Terrace Home
- > Perfect for First Time Buyers and Families alike
- > Near to Schools, Transport Links and Amenities
- > Spacious Kitchen Dining Space
- > Downstairs Family Bathroom
- > Parking Directly Outside the Front
- > Viewing Highly Recommended
- > EPC Rating: D

>> **short description**

FOUR BEDROOM MID-TERRACE HOMEPERFECT FOR FIRST TIME BUYERS AND FAMILIES ALIKE***SPACIOUS KITCHEN DINER***LANDSCAPED REAR GARDEN***FAMILY BATHROOM DOWNSTAIRS***PARKING DIRECTLY OUTSIDE THE PROPERTY***VIEWING HIGHLY RECOMMENDED***

>> **long description**

Situated in a popular residential area of Wednesbury, this well-presented four-bedroom mid-terrace home is ideally located for families and commuters alike.

The property is within easy reach of a range of local schools including Wood Green Junior School, St Mary's Catholic Primary School, Stuart Bathurst Catholic High School and Wood Green Academy. Wednesbury town centre offers a variety of shops, supermarkets, cafés and everyday amenities, while excellent transport links include nearby bus routes, the West Midlands Metro, Bescot Stadium railway station and convenient access to the M6 motorway network.

The accommodation is arranged over two floors and briefly comprises an entrance hall, spacious living room and a generous kitchen/diner providing ample space for cooking, dining and entertaining. To the rear of the property is a family bathroom.

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The first floor offers four bedrooms, including a main bedroom, providing flexible accommodation suitable for growing families, home working or guest space.

Externally, the property benefits from front and rear gardens, and parking directly outside the front.

An ideal family home in a convenient location, early viewing is highly recommended.

>> **directions**

>> **Agent Note**

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>> room description

Agent Note

Council Tax Band is A.

Lounge

Double glazed window to front. Gas central heating radiator

Kitchen

Wall and base units, built in breakfast bar, sink and drainer with mixer tap, plumbing for washing machine, oven and 8 ring gas hob, double glazed window to rear.

Bedroom 1

Double bedroom. Double glazed window and gas central heating radiator

Bedroom 2

Double bedroom. Double glazed window and gas central heating radiator.

Bedroom 3

Double Bedroom. Double glazed window and gas central heating radiator.

Bedroom 4

Single Bedroom. Double glazed window and gas central heating radiator. Walk in storage cupboard with access to the loft.

Bathroom

Shower over bath, hand wash basin, wc, heated towel rail and double glazed frosted window.

Rear Garden

Mostly lawn, shared access to front, garden shed, electrical socket, and outdoor tap with hose.

Parking

On road parking directly in front of the property.

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>> **room description**

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>> **property images**



Your Shipways office: 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN
T 0121 358 2281 **E** greatbarr@shipways.co.uk

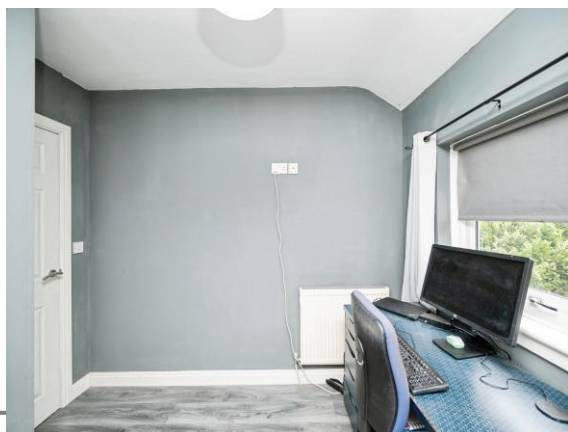
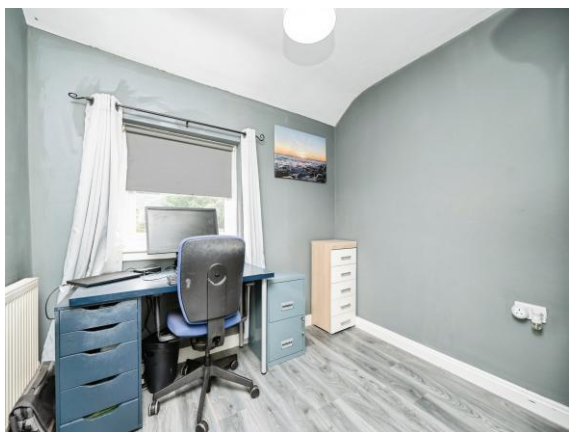
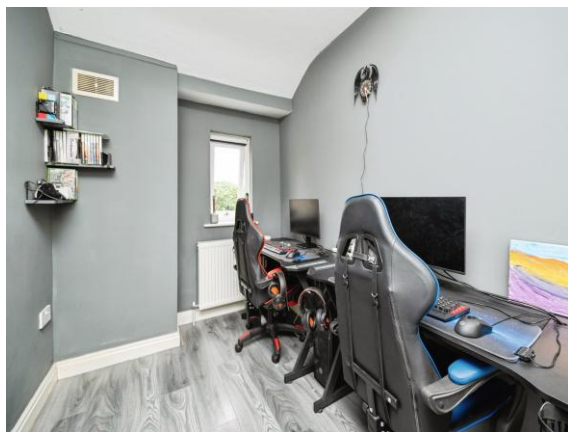
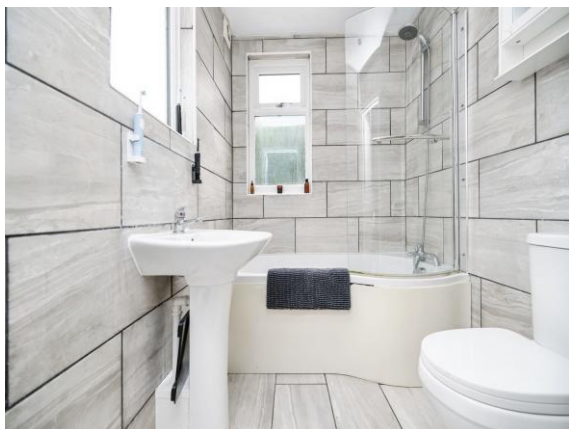
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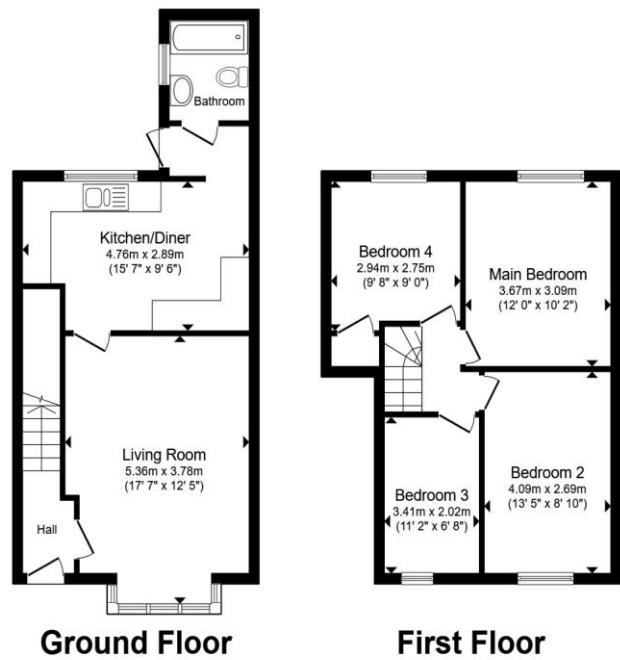
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>> floor plan



Total floor area 85.5 m² (921 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature **Date**

Lauren Bennett		
Mr P.S. Wheeler		