



Rectory Park Road, Sheldon

Offers Over £220,000

- WELL PRESENTED AND MAINTAINED
- ENLARGED LOUNGE
- THREE BEDROOMS
- DOUBLE GLAZING & CENTRAL HEATING
- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- KITCHEN DINER
- FIRST FLOOR BATHROOM
- FRONT & REAR GARDENS

A well presented and maintained house on a popular road with no onward chain. This semi detached property would make the perfect first time purchase and is in a superb location near to a good range of shops, facilities and transport links. Comprising entrance hall, lounge and kitchen/diner to the ground floor. Upstairs there are three bedrooms and bathroom. Further benefiting from central heating, double glazing and gardens to the front and rear.

FRONT

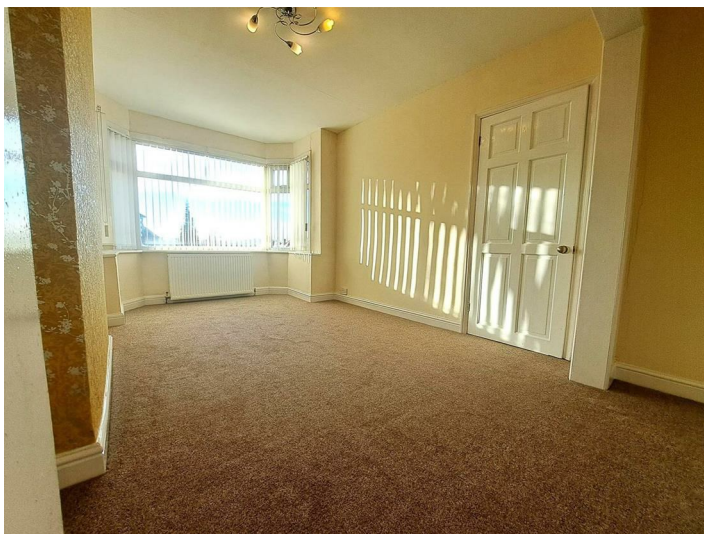
Having hedges to the perimeters, laid to lawn area and steps leading to the UPVC double glazed door into;

ENTRANCE HALL

Opaque double glazed window to the front, double glazed window to the side, radiator, understairs storage area, light and power points, stairs to the first floor and doors off to;

LOUNGE

9'11 x 16'8 (into bay) (3.02m x 5.08m (into bay))



Double glazed bay window to the front, radiator, ceiling light and power points.

KITCHEN DINER

16'1 (max) x 9'4 (max) (4.90m (max) x 2.84m (max))



Being fitted with a selection of wall, base and drawer units with work surfaces over incorporating single drainer sink unit with mixer tap over and tiling to splash prone areas. Electric oven and hob with extractor unit over. Space and plumbing

for appliances. Double glazed window to the side, radiator, two ceiling light points, power points and double glazed door to;

LEAN TO

13'7 (max) x 7'6 (max) (4.14m (max) x 2.29m (max))

Double glazed windows to the rear, double glazed door to garden, storage cupboard, light and power points.

LANDING

Double glazed window to the rear, loft access, light and power points, doors off to;

BEDROOM ONE

10' x 13' (into bay) (3.05m x 3.96m (into bay))



Double glazed bay window to the front, radiator, light and power points.

BEDROOM TWO

9'10 x 13'2 (into half bay) (3.00m x 4.01m (into half bay))



Double glazed half bay window to the rear, radiator, light and power point.

BEDROOM THREE

5'7 x 6'7 (1.70m x 2.01m)

Double glazed window to the front, radiator, light and power point.

BATHROOM
5'9 x 6'10 (1.75m x 2.08m)



Being fitted with a three piece suite comprising; panelled bath with mixer tap shower over and screen, wash hand basin and low level flush W.C. Opaque double glazed window to the rear, radiator, tiling to splash prone areas and half height through out and ceiling light point.

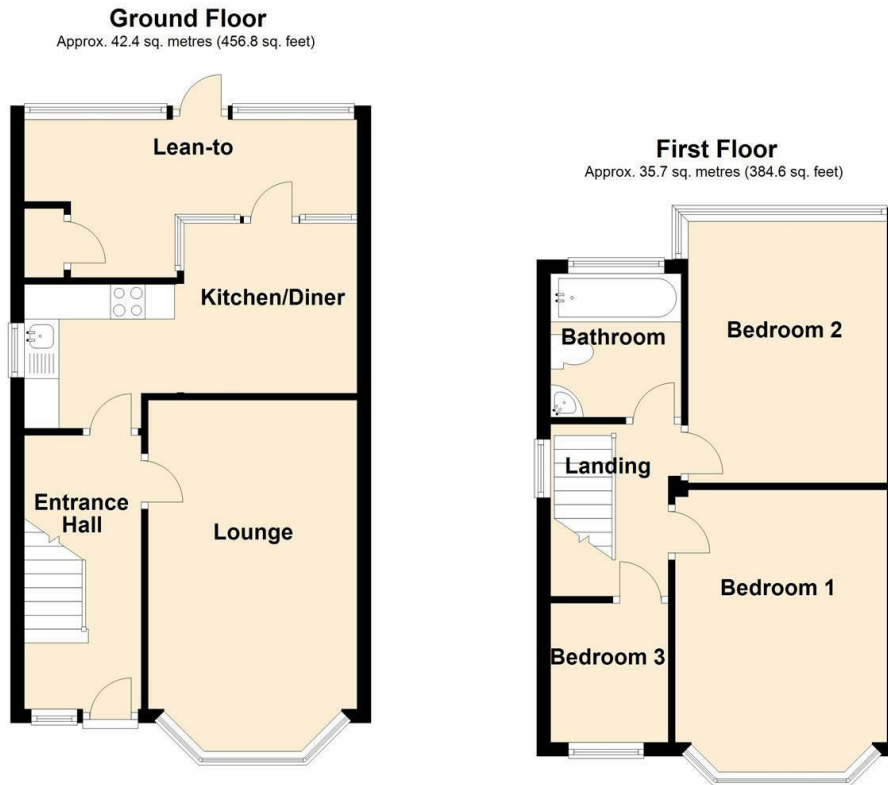
REAR GARDEN



Having paved patio area with path leading to the mainly laid to lawn area, wooden shed, fencing to perimeters and gated access leading to the side and front.

FLOOR PLAN

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.



Total area: approx. 78.2 sq. metres (841.4 sq. feet)

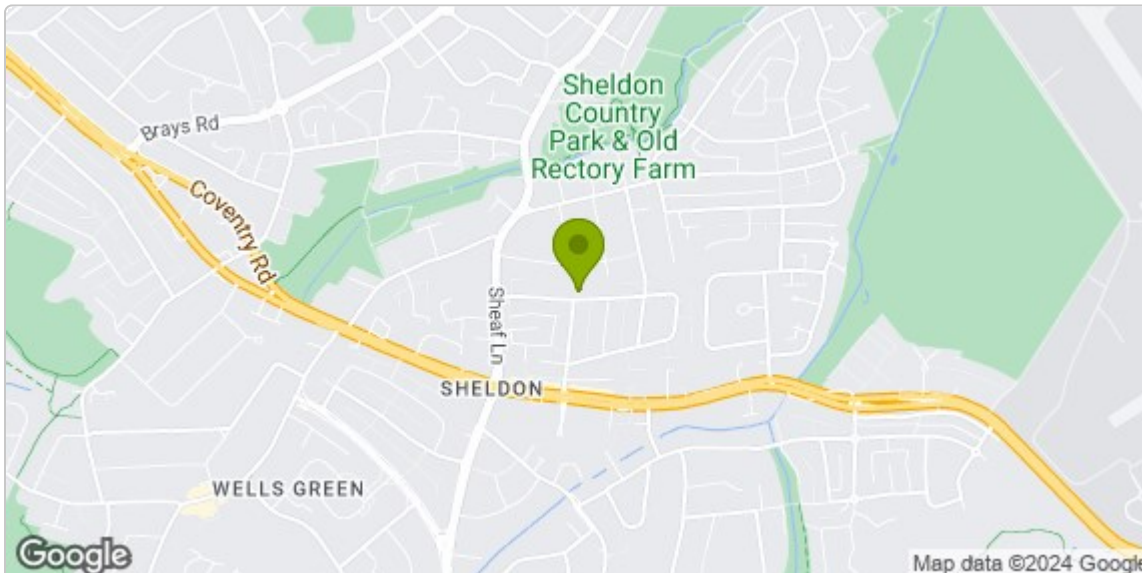
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: B

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
72 Rectory Park Road Sheldon
Birmingham B26 3LH

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC