



Rectory Park Road, Sheldon

Offers Over £230,000

- EXTENDED SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- FIRST FLOOR BATHROOM
- NEW ROOF
- NO ONWARD CHAIN
- EXTENDED THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & MOSTLY DOUBLE GLAZING
- DRIVEWAY & REAR GARDEN

A well maintained, extended semi detached house with NO ONWARD CHAIN. This property is a real blank canvas to make your own and is in a great location near to a good range of shops, facilities and transport links. Comprising porch, entrance hall, extended through lounge/diner and extended kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing (where specified), new roof, driveway and rear garden.

FRONT

Off road parking via a block paved driveway and access to UPVC double glazed doors to:-

ENCLOSED PORCH

Double glazed windows to the front and side, wall light, tiled floor and a hardwood opaque glazed door to:-

ENTRANCE HALL

Opaque single glazed window to the front, stairs to the first floor, door to the under stairs storage cupboard, radiator, power and light points and doors to:-

EXTENDED THROUGH LOUNGE/DINER

9'11 max x 31' max (3.02m max x 9.45m max)



Double glazed window to the front, double glazed window to the rear, radiator, gas fireplace, power and light points

EXTENDED KITCHEN

7'1 max x 14'7 max (2.16m max x 4.45m max)



The kitchen is fitted with a range of eye level, drawer and

base units with a work surface over incorporating a stainless steel sink/drainers and tiling to splash prone areas. Space and plumbing for appliances, single glazed window to the rear and side, radiator, power and light points and a hardwood opaque glazed door to the rear garden

LANDING

Opaque single glazed window to the side, loft access, power and light points and doors to:-

BEDROOM ONE

9'11 excl wardrobes x 13'8 to bay (3.02m excl wardrobes x 4.17m to bay)



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

BEDROOM TWO

9'5 excl wardrobes x 12'4 to bay (2.87m excl wardrobes x 3.76m to bay)



Double glazed half bay window to the rear, radiator, fitted wardrobes, power and light points

BEDROOM THREE

5'8 x 6'8 (1.73m x 2.03m)

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

BATHROOM
6'1 x 6'11 (1.85m x 2.11m)



The rear garden has a lawned section with flower and shrub borders and a patio to the rear. There is a brick built store, timber storage shed, fencing to the perimeters and a gated access leading to the front of the property.

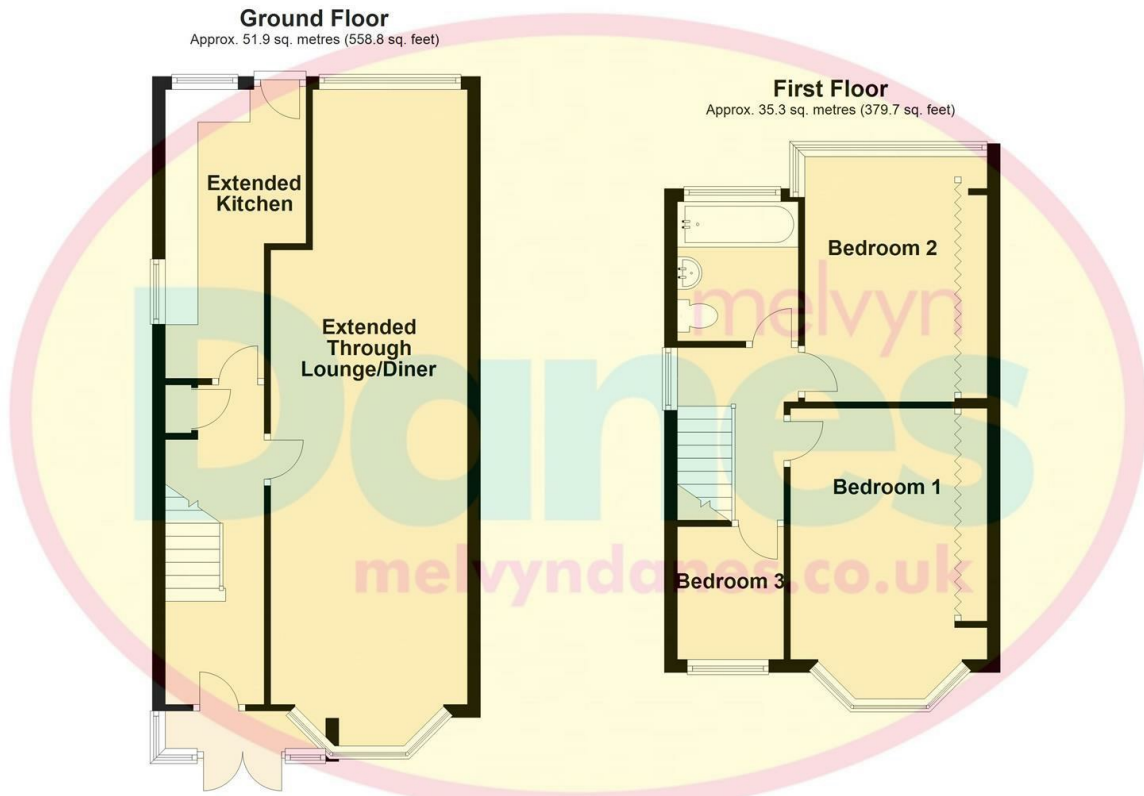
REAR GARDEN



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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. 87.2 sq. metres (938.5 sq. feet)

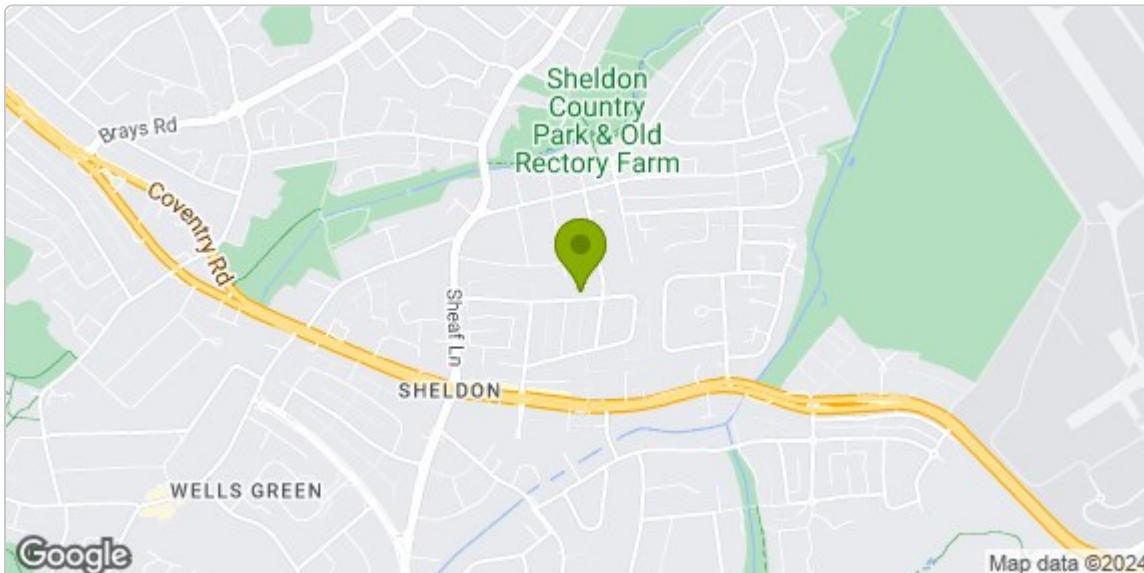
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

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:
116 Rectory Park Road
Sheldon Birmingham B26 3LH

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	