



Rectory Park Road, Sheldon

£240,000

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- RE FITTED KITCHEN/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE
- UTILITY & GUEST WC
- RE FITTED SHOWER ROOM
- DRIVEWAY & REAR GARDEN

A well presented semi detached house on a popular road in Sheldon with NO ONWARD CHAIN. This lovely property will make the perfect first time purchase and is in a great location near to a good range of shops, schools and transport links. Comprising enclosed porch, entrance hall, lounge, re fitted kitchen/diner, utility and guest WC to the ground floor. Upstairs there are three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via a paved driveway with a slate chipping border and a path to a UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed windows to the front and sides, ceiling spotlight and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, meter cupboard, radiator, laminate flooring, power and light points and door to:-

LOUNGE

9'11 x 16'6 to bay (3.02m x 5.03m to bay)



Double glazed bay window to the front, radiator, marble fireplace with an electric fire, power and light points

RE FITTED KITCHEN/DINER

15'9 max x 8'5 max (4.80m max x 2.57m max)



The kitchen has been re fitted with a range of eye level,

drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and tiling to splash prone areas. Fitted electric oven, inset gas hob and an integrated fridge and freezer. Opaque double glazed window to the side, double glazed window to the rear, radiator, power and light points and door to:-

UTILITY

7'9 max x 7'7 max (2.36m max x 2.31m max)

UPVC double glazed door to the rear garden, double glazed windows to the rear and side, space and plumbing for a washing machine, power and light points and door to:-

GUEST WC

Fitted with a low level flush WC and a guest sink, tiling to walls and a wall light

LANDING

Opaque double glazed window to the side, loft access, ceiling light points and doors to:-

BEDROOM ONE

9'11 max x 13'4 to bay (3.02m max x 4.06m to bay)



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

BEDROOM TWO

9'6 max x 12'5 to bay (2.90m max x 3.78m to bay)



Double glazed half bay window to the rear, radiator, laminate flooring, power and light points

BEDROOM THREE

5'7 x 6'8 (1.70m x 2.03m)

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

RE FITTED SHOWER ROOM

5'11 x 6'10 (1.80m x 2.08m)



Re fitted with a walk in shower cubicle with a bar shower and a rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail and ceiling spotlights

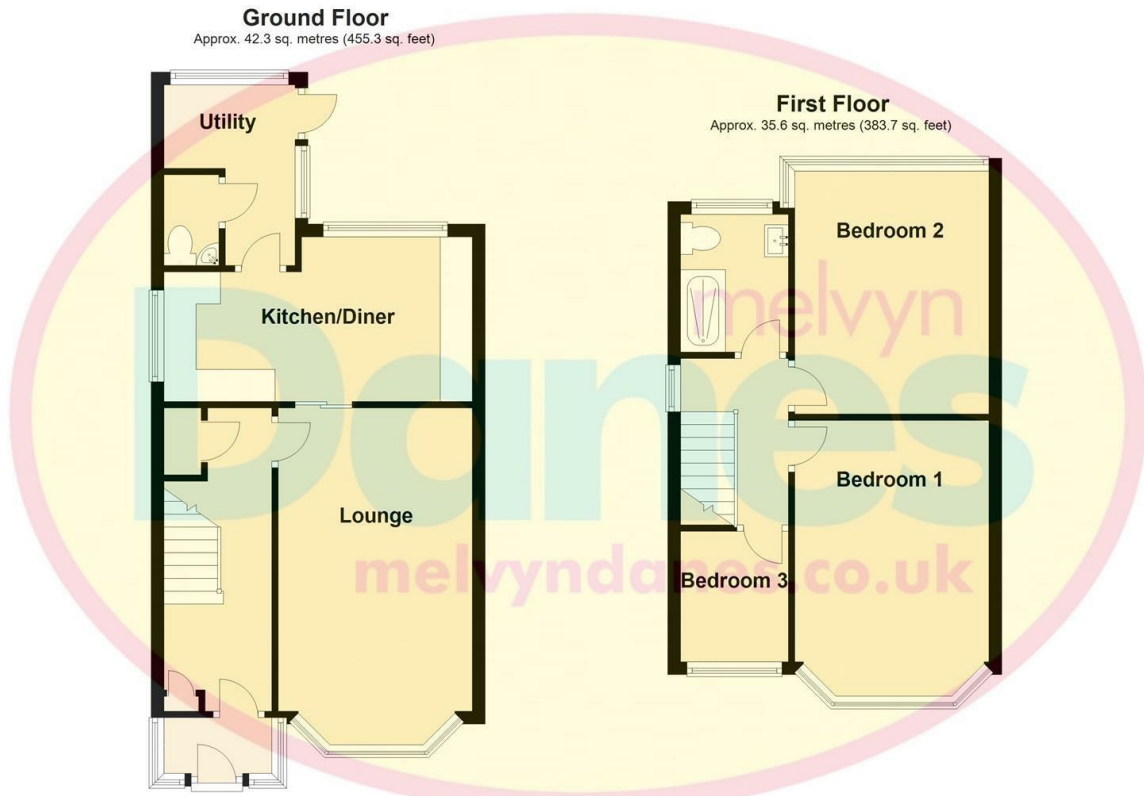
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore. There is a timber storage shed, gated access leading to the front of the property and fencing to the perimeters.

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.



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:
36 Rectory Park Road Sheldon
Birmingham B26 3LJ

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	