



# Parkdale Road,

## £220,000

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN
- SHOWER ROOM
- REAR GARDEN
- NO ONWARD CHAIN
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVE & REAR GARAGE



A semi detached house on a popular road with NO ONWARD CHAIN. This property would make the perfect first time purchase and is a real blank canvas to put your own stamp on. In a great location near to a good range of shops, facilities and transport links and backing onto Sheldon Country Park. Comprising porch, entrance hall, through lounge/diner, kitchen and lean to on the ground floor. Upstairs there are three bedrooms and the shower room. Further benefiting from central heating, double glazing, driveway, rear garden and rear garage.

### FRONT

Off road parking via a tarmac driveway, shrub border and access to a UPVC opaque double glazed door to:-

### PORCH

With a hardwood opaque glazed door to:-

### ENTRANCE HALL

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

### THROUGH LOUNGE/DINER

**9'8 max x 23' to bay (2.95m max x 7.01m to bay)**



Double glazed bay window to the front with secondary glazing, double glazed windows to the rear, two radiators, laminate flooring, power and light points and a UPVC double glazed door to the sun lounge

### KITCHEN

**5'4 x 7'4 (1.63m x 2.24m)**



Fitted with eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset electric hob and extractor hood over, double glazed window to the rear, power and light points

### LEAN TO

**16'10 x 6'1 (5.13m x 1.85m)**



UPVC opaque double glazed door to the side, double glazed windows to the rear, base units with a work surface over, space and plumbing for a washing machine, power and light points

### LANDING

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



### **BEDROOM ONE**

**9'8 max x 10'1 to bay (2.95m max x 3.07m to bay)**



Double glazed bay window to the front with secondary glazing, radiator, power and light points

### **BEDROOM TWO**

**9'8 max x 10'4 (2.95m max x 3.15m)**



Double glazed window to the rear with secondary glazing, radiator, power and light points

### **BEDROOM THREE**

**5'4 x 7'4 (1.63m x 2.24m)**

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

### **SHOWER ROOM**

**5'4 x 7'9 (1.63m x 2.36m)**



Fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height, airing cupboard housing the boiler, opaque double glazed window to the front, radiator, tiled floor and ceiling light point

### **REAR GARDEN**



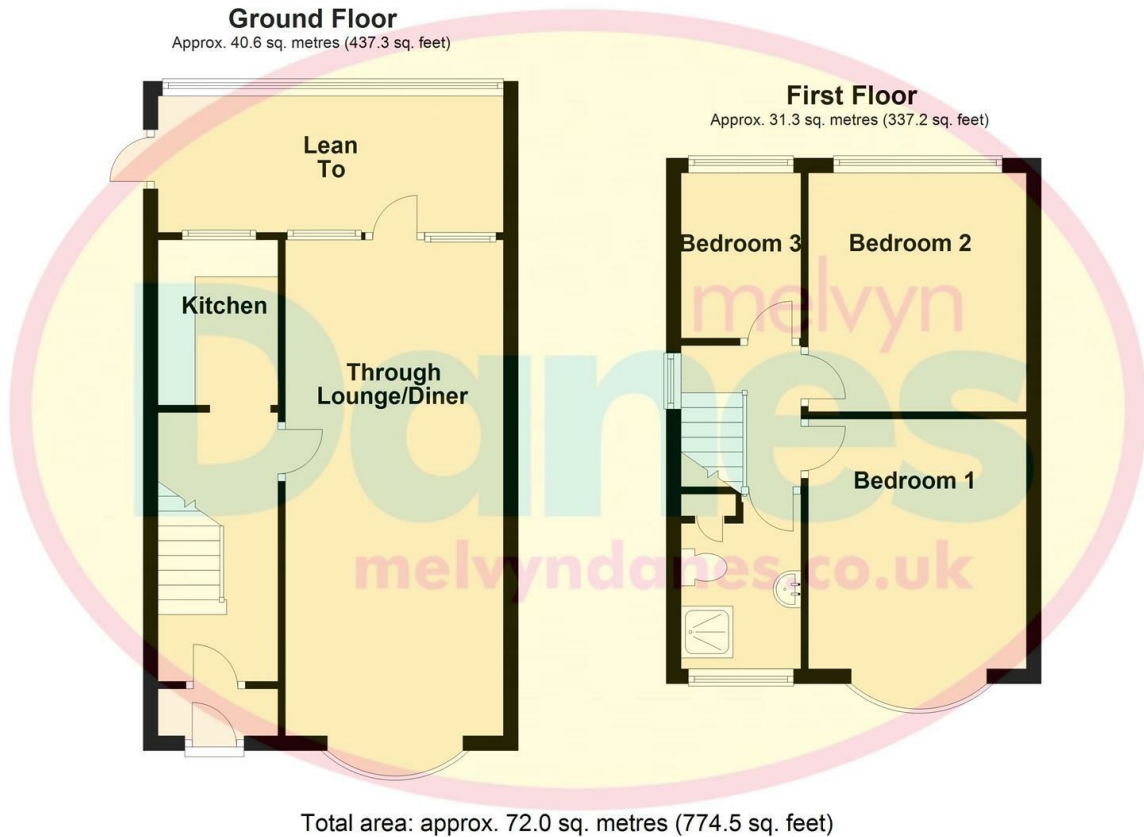
The rear garden is laid to lawn with a paved section to the fore. There are numerous flower and shrub borders, a greenhouse, fencing to the perimeters and a gated access leading to the front of the property

### **REAR GARAGE**

In need of some repair with an up and over door onto the rear vehicular service road.

## 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.



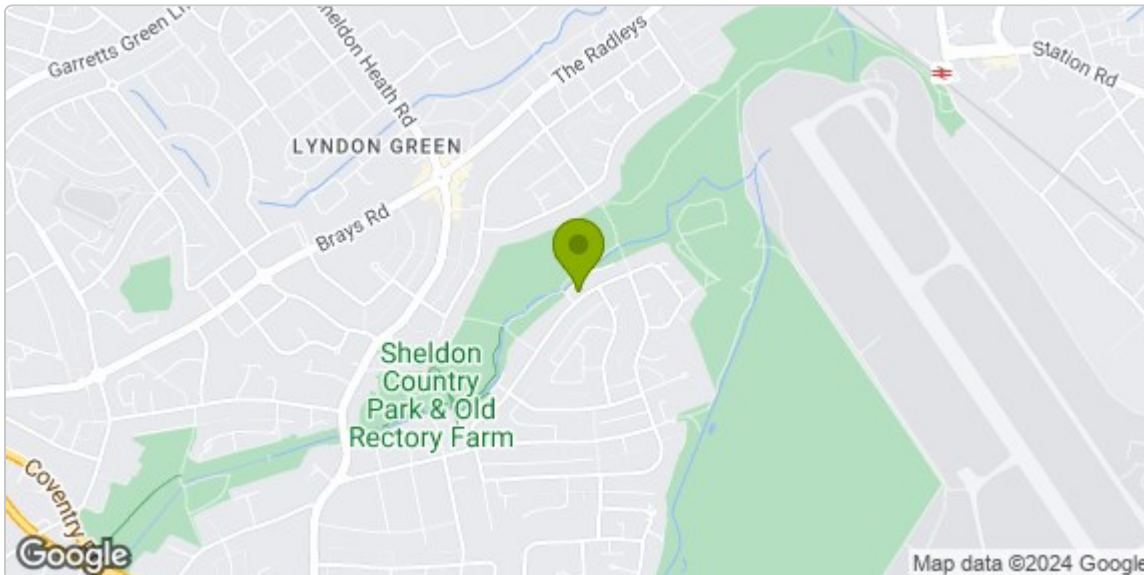
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** 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:**  
176 Parkdale Road  
Birmingham B26 3UX

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	