



Parkdale Road, Sheldon

Offers Over £200,000

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN
- PORCH & ENTRANCE HALL
- STUDY & KITCHEN
- FIRST FLOOR BATHROOM
- DRIVEWAY
- REAR GARAGE

An extended semi detached house on a popular road in Sheldon with NO ONWARD CHAIN. This property would make the perfect first time purchase and is in a great location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge, dining room, study and kitchen to the ground floor. Upstairs there are two double bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, rear garden and rear garage.

FRONT

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

ENCLOSED PORCH

Double glazed window to the front and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, opaque double glazed window to the side, radiator, laminate flooring, ceiling light point and doors to:-

LOUNGE

11'9 max x 12'2 to bay (3.58m max x 3.71m to bay)



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

DINING ROOM 9'6 x 9'4 (2.90m x 2.84m)



Radiator, laminate flooring, power and light points, door to the study and opening onto:-

EXTENDED KITCHEN 6'7 x 9'11 (2.01m x 3.02m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the rear, power and light points

STUDY 8'11 x 9' (2.72m x 2.74m)

UPVC opaque double glazed door to the rear garden, double glazed windows to the rear and side, laminate flooring, power and light points

LANDING

Double glazed window to the rear, loft access, door to the airing cupboard (housing the boiler), power and light points and doors to:-

BEDROOM ONE

8'11 to wardrobes x 12'2 to bay (2.72m to wardrobes x 3.71m to bay)



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

BEDROOM TWO

9'7 x 9'5 (2.92m x 2.87m)



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

BATHROOM

4'3 max x 10' max (1.30m max x 3.05m max)



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed windows to the front and side, radiator and ceiling light point

REAR GARDEN



The rear garden has a lawned section, a patio area and two timber decked seating areas. There is fencing to the perimeter, gated access to the front of the property and access to:-

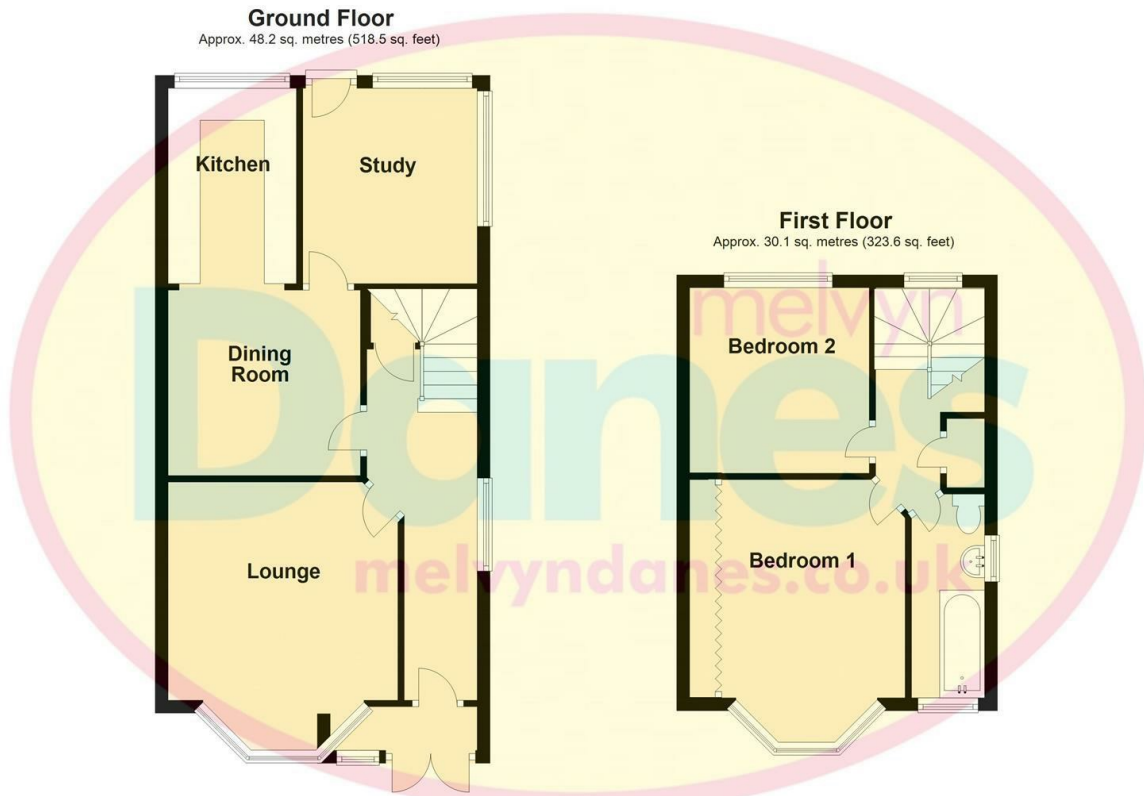
REAR GARAGE

9'9 x 22'8 (2.97m x 6.91m)

With a metal up and over door onto the rear vehicular service road, power and light points.

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 (842.1 sq. feet)

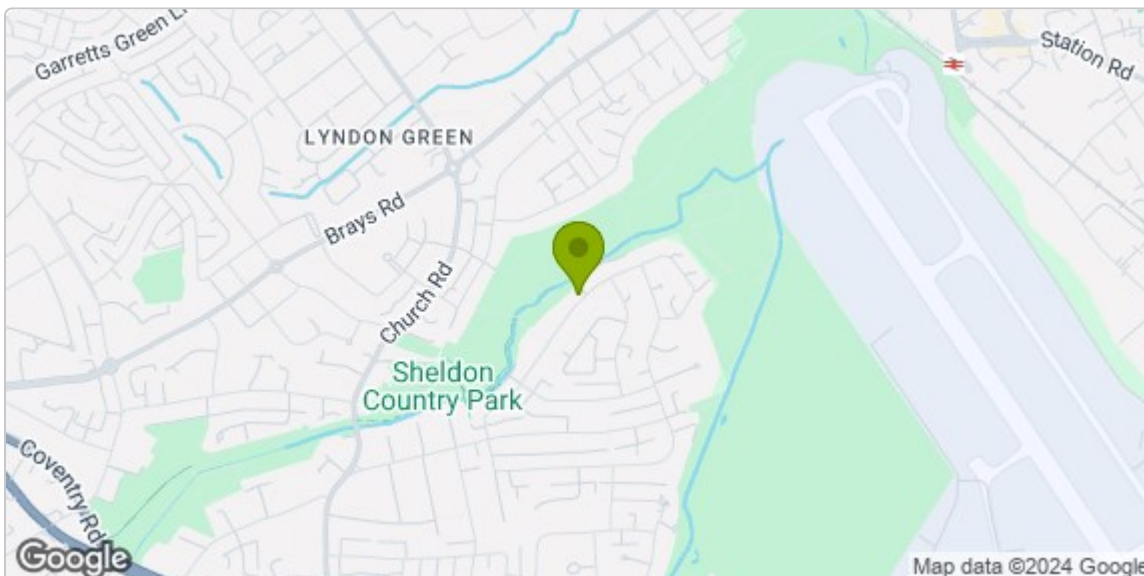
TENURE: We are advised that the property is

COUNCIL TAX BAND:

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:
162 Parkdale Road Sheldon
Birmingham B26 3UX

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	