



Rectory Park Road, Sheldon

£399,950

- EXTENDED SEMI DETACHED HOUSE
- OPEN PLAN ENTRANCE HALL/DINING ROOM
- EXTENDED LOUNGE & GUEST WC
- HOME OFFICE/BEDROOM FIVE
- EXTENDED KITCHEN & UTILITY
- FOUR FIRST FLOOR BEDROOMS
- EN SUITE BATHROOM & SHOWER ROOM
- CENTRAL HEATING & DOUBLE GLAZING
- GARDENS TO THE FRONT & REAR
- DRIVEWAY & REAR GARAGE

A heavily extended and much improved semi detached house on a popular road in Sheldon with NO ONWARD CHAIN. This spacious family home is in a superb location, near to a good range of shops, facilities and transport links and comprises: enclosed porch, open plan entrance hall/dining room, extended lounge, home office/bedroom five, guest WC extended kitchen and utility to the ground floor. Upstairs there are four bedrooms, an en suite bathroom and the shower room. Further benefiting from central heating, double glazing, gardens to the front and rear, driveway for several cars and rear garage.

FRONT

Off road parking for several cars via a tarmac driveway and access to the garage. Graveled front garden with shrubs, hedge to the boundary and a hardwood door to:-

ENCLOSED POCHR

Opaque double glazed window to the front, radiator, tiled floor, power and light points and hardwood glazed doors to:-

OPEN PLAN HALL/DINING ROOM

14'8 max x 12'10 to bay (4.47m max x 3.91m to bay)



Stairs to the first floor, under stairs storage area, double glazed bay window to the front, two radiators, laminate flooring, power and light points and doors to:-

EXTENDED LOUNGE

14'8 max x 16'1 max (4.47m max x 4.90m max)



Double glazed patio doors to the rear garden, two sky lights, two radiators, electric fireplace, power and light points

LOBBY

Tiled floor and doors to:-

HOME OFFICE/BEDROOM FIVE

12' max x 7'8 max (3.66m max x 2.34m max)

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

GUEST WC

Fitted with a low level flush WC and a guest vanity sink. Tiling to splash prone areas, extractor fan and ceiling light point

EXTENDED KITCHEN

11'11 x 12'6 (3.63m x 3.81m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainer with mixer tap and tiling to splash prone areas. Fitted double electric oven/grill, inset gas hob with an extractor hood over and integrated warming drawer and dishwasher. Double glazed windows to the rear and side, two skylights, radiator, tiled floor, power and light points and doors to:-

UTILITY

4' x 4'9 (1.22m x 1.45m)

Base unit with a work surface over with space and plumbing for appliances, tiled floor, power and light points

COVERED SIDE PASSAGE

7' max x 15'3 max (2.13m max x 4.65m max)

Wall mounted boiler, base units with a work surface over, hardwood glazed door to the rear garden, power and light points

LANDING

Loft access, radiator, power and light points and doors to:-

BEDROOM ONE

10' to wardrobes x 12'6 max (3.05m to wardrobes x 3.81m max)



Double glazed window to the front, radiator, fitted wardrobes, dressing table and bedside cabinets, power and light points and door to:-

EN SUITE BATHROOM

12' max x 6'3 max (3.66m max x 1.91m max)



Fitted with a paneled bath, shower cubicle with a bar shower, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator, built in storage cupboard and ceiling spot lights

BEDROOM TWO

9'9 max x 12'8 to bay (2.97m max x 3.86m to bay)



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

BEDROOM THREE

9'9 max x 12'10 to bay (2.97m max x 3.91m to bay)

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

BEDROOM FOUR

5'1 x 6'4 (1.55m x 1.93m)

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

SHOWER ROOM

5'1 x 5'6 (1.55m x 1.68m)

Fitted with a shower cubicle with an electric shower, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator and ceiling light point

REAR GARDEN



The established rear garden is laid to lawn with a patio to the fore. There are numerous flower and shrub borders, an awning, green house, outside lighting and wall and fencing to the perimeter

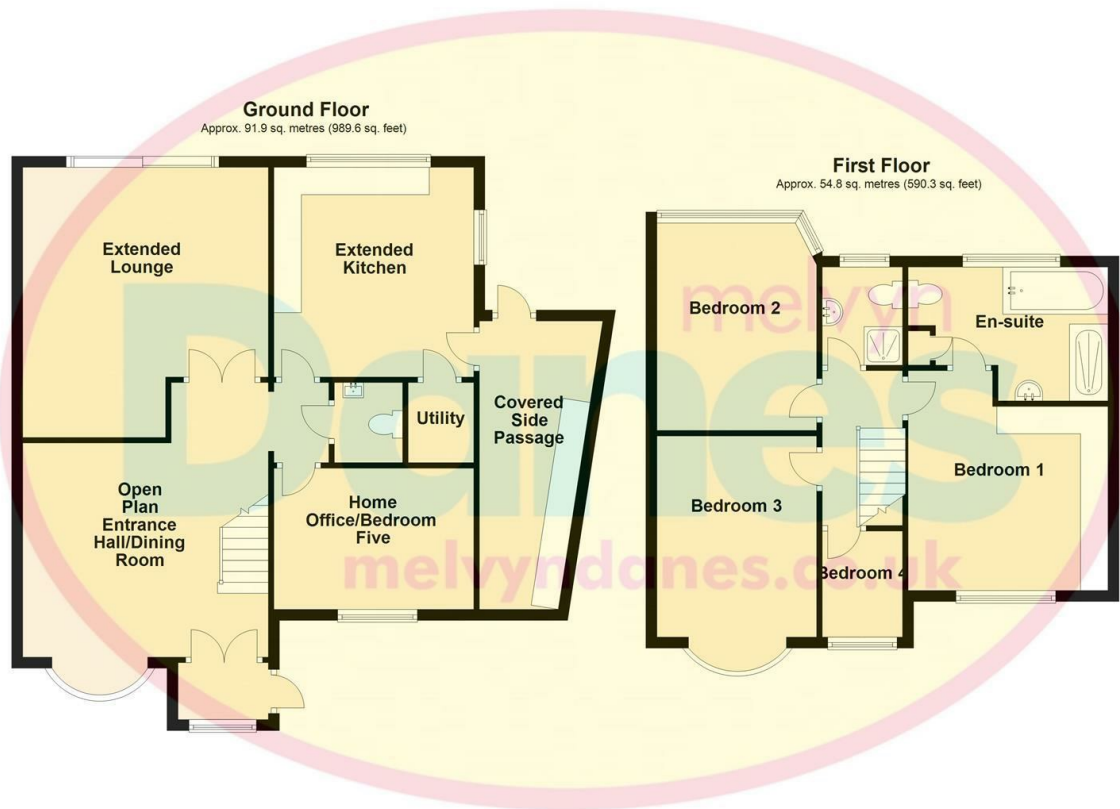
REAR GARAGE

8'1 x 16' (2.46m x 4.88m)

With a metal up and over door onto the driveway, single glazed window to the side, door to the rear garden, 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.



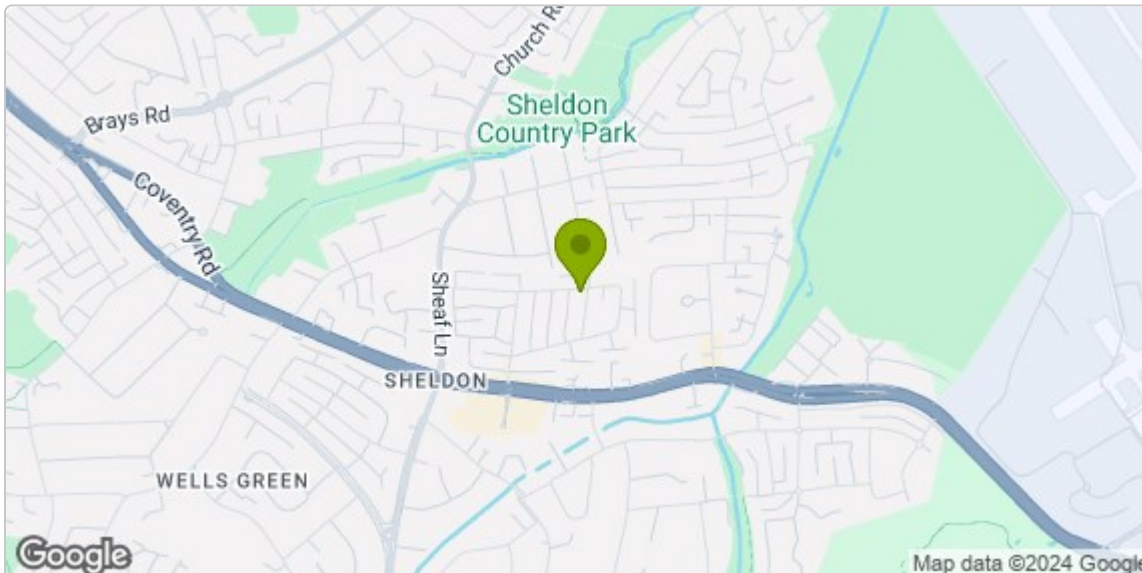
TENURE: We are advised that the property is **FREEHOLD**

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:
97 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		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	