



Parkdale Road, Sheldon

Offers Over £215,000

- EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARAGE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- RE FITTED SHOWER ROOM
- DRIVEWAY
- PLEASANT REAR GARDEN

A well presented, extended semi detached house on a popular road in Sheldon. This lovely property will make the perfect first time purchase and is in a super location near to a good range of shops, facilities and transport links. Comprising enclosed porch, entrance hall, through lounge/diner and extended kitchen to the ground floor. Upstairs there are two double bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway, rear garage and pleasant rear garden.

FRONT

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

ENCLOSED PORCH

Double glazed windows to the front and sides, wall light and a UPVC opaque double glazed door to:-

ENTRANCE HALL

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

EXTENDED THROUGH LOUNGE/DINER

12'1 max x 23'9 to bay (3.68m max x 7.24m to bay)



Double glazed bay window to the front, UPVC double glazed patio doors to the rear garden, two radiators, brick fireplace with a gas fire, power and light points

EXTENDED KITCHEN **9'4 x 8'6 (2.84m x 2.59m)**



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and half bowl sink/drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the rear, UPVC opaque double glazed door to the side of the property, radiator, laminate flooring, power and light points

SPLIT LEVEL LANDING

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

BEDROOM ONE

10'8 max into wardrobe x 12'7 max into bay
(3.25m max into wardrobe x 3.84m max into bay)



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

BEDROOM TWO

9'7 max x 9'4 max (2.92m max x 2.84m max)



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

RE FITTED SHOWER ROOM

4'2 max x 10' max (1.27m max x 3.05m max)



Re fitted with a shower cubicle with a bar shower, vanity sink and a low level flush WC. Aqua paneling to a full height, opaque double glazed windows to the front and side, heated towel rail, tiled floor, extractor fan and ceiling spot lights

REAR GARDEN



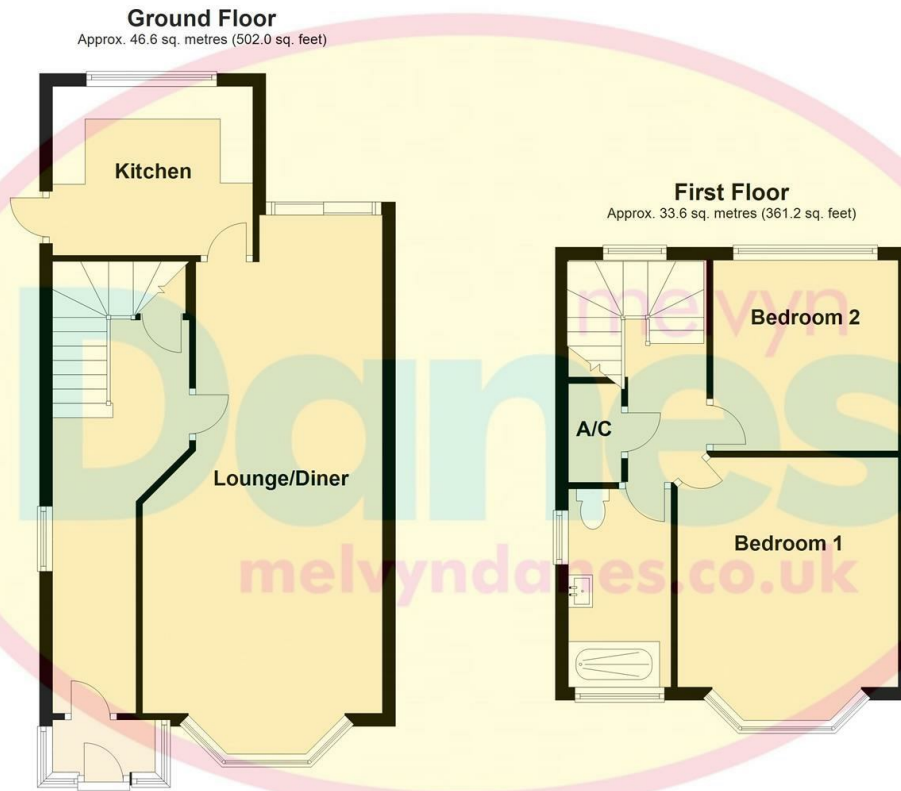
The rear garden is incredibly well kept with a patio to the fore and lawned section. There are flower and shrub borders, fencing to the perimeters and a gated access leading to the front of the property

REAR GARAGE

With timber doors 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.



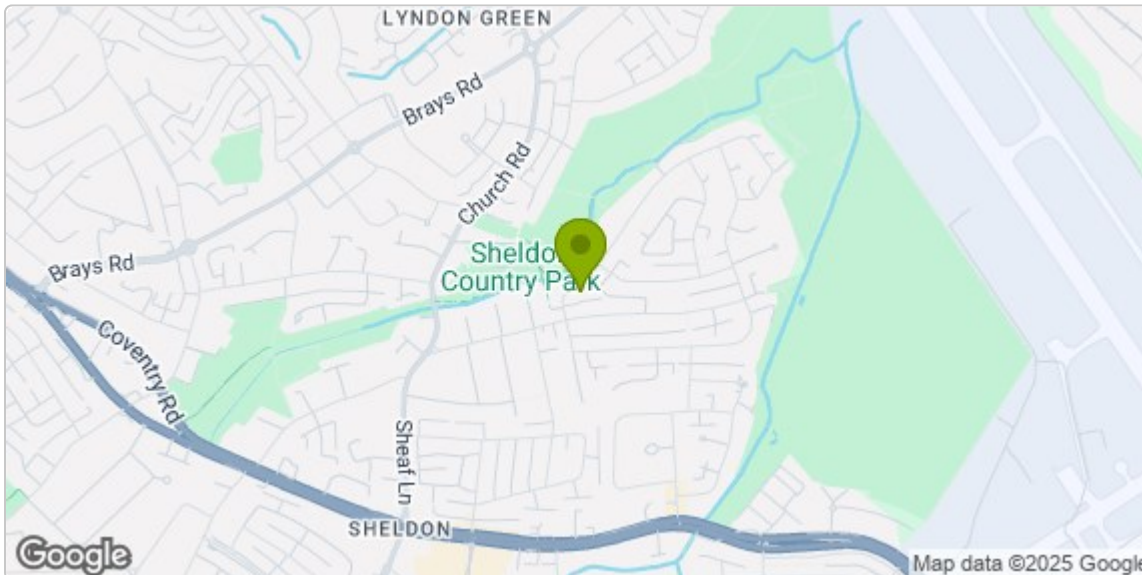
TENURE: We are advised that the property is **FREEHOLD**

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:
19 Parkdale Road Sheldon
Birmingham B26 3UT

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(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	