



# Parkdale Road, Sheldon

**£180,000**

- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- DOUBLE GLAZING
- IN NEED OF MODERNISATION
- PORCH & ENTRANCE HALL
- KITCHEN
- FIRST FLOOR BATHROOM
- GARDENS TO THE FRONT & REAR

A semi detached house on a popular road in Sheldon in need of modernisation with NO ONWARD CHAIN. This property is a complete blank canvas and is in a great location near to shops, facilities and transport links. Comprising porch, entrance hall, through lounge/diner and kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from double glazing and gardens to the front and rear.

### FRONT

The front garden is paved with shrub borders and has a path leading to a UPVC double glazed door to:-

### PORCH

Ceiling light point and a UPVC door to:-

### ENTRANCE HALL

Stairs to the first floor, under stairs storage cupboard, ceiling light point and door to:-

### THROUGH LOUNGE/DINER

9'8 max x 23'7 to bay (2.95m max x 7.19m to bay)



Double glazed bay window to the front, double glazed door to the rear garden, double glazed windows to the rear, gas fire, power and light points

### KITCHEN

5'4 x 7'5 (1.63m x 2.26m)



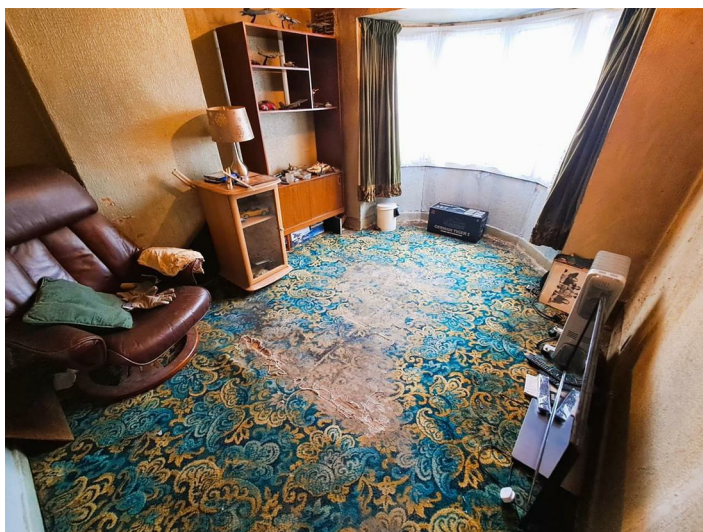
Eye level and base unit with a stainless steel sink and double drainer, tiling to walls, double glazed window to the rear, door to the side of the property, power and light points

### LANDING

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

### BEDROOM ONE

9'8 max x 12'1 to bay (2.95m max x 3.68m to bay)



Double glazed window to the front, power and light points

### BEDROOM TWO

9'8 max x 10'6 (2.95m max x 3.20m)



Double glazed window to the rear, power and light points

### BEDROOM THREE

5'4 x 7'7 (1.63m x 2.31m)

Double glazed window to the rear, power and light points

## BATHROOM

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



The bathroom is fitted with a bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the front, and side and ceiling light point

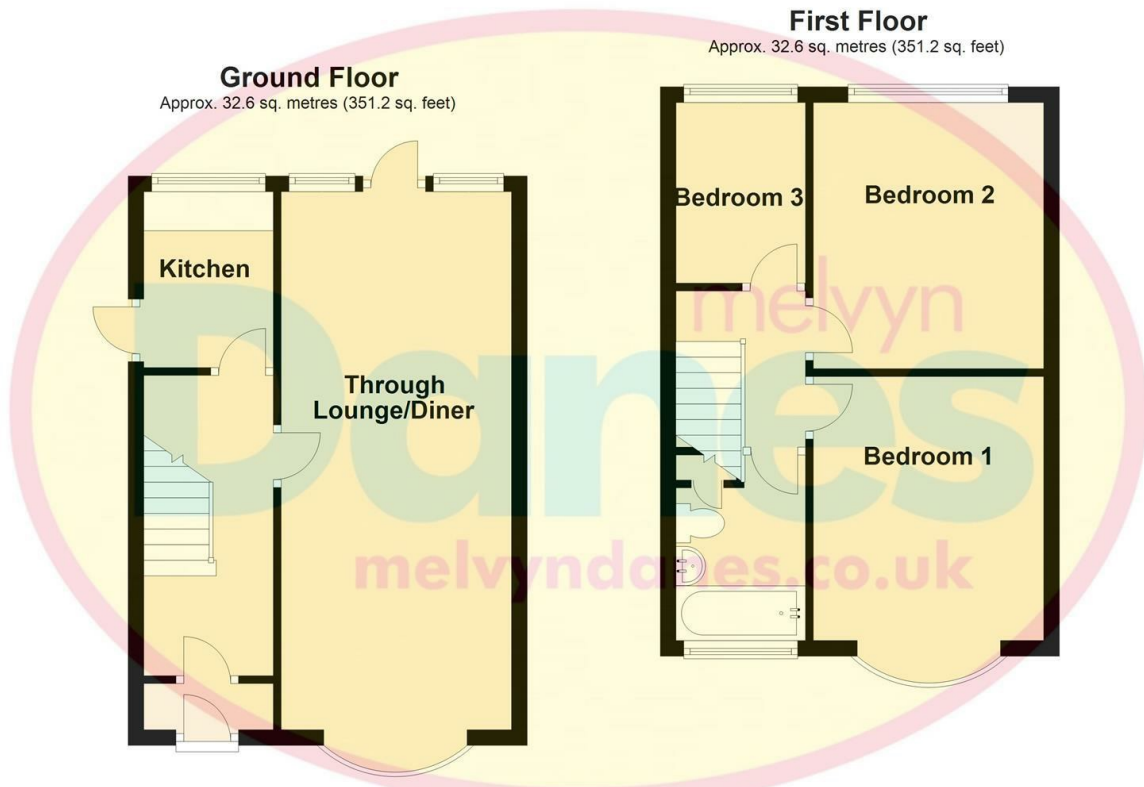
## REAR GARDEN



The rear garden is paved with shrub borders and fence and hedging 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.



**Ground Floor**  
Approx. 32.6 sq. metres (351.2 sq. feet)

**First Floor**  
Approx. 32.6 sq. metres (351.2 sq. feet)

Total area: approx. 65.3 sq. metres (702.5 sq. feet)

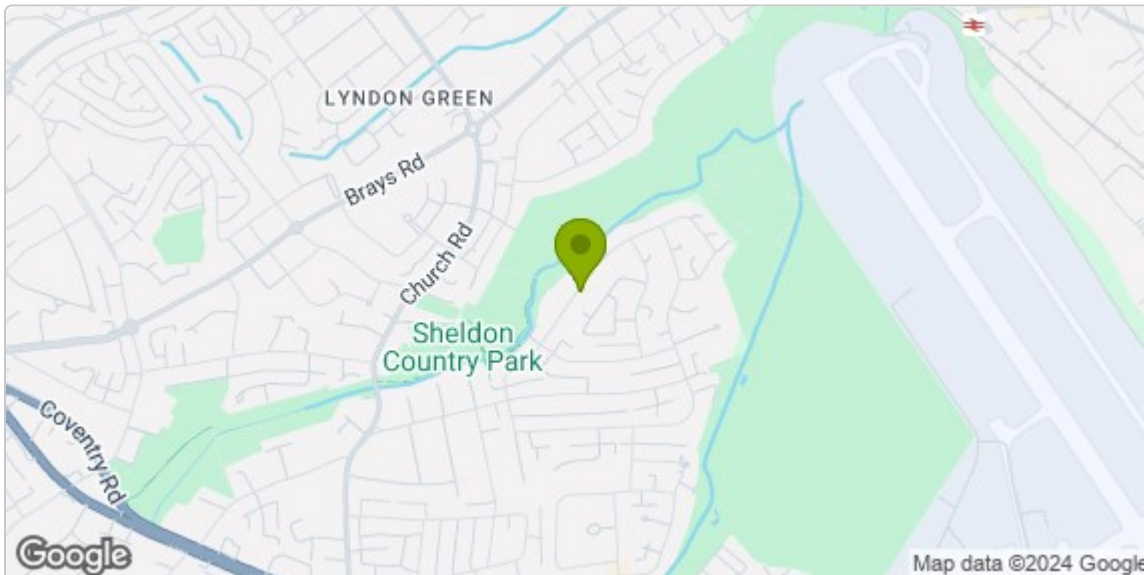
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
96 Parkdale Road Sheldon  
Birmingham B26 3UU

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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	