



Rectory Park Road, Sheldon

£260,000

- WELL PRESENTED & MAINTAINED
- LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING
- OFF ROAD PARKING
- SEMI DETACHED HOUSE
- ENLARGED KITCHEN DINER
- RE FITTED BATHROOM
- DOUBLE GLAZING
- REAR GARDEN

A well presented semi detached house on a popular road within Sheldon. This lovely property would make a perfect first time purchase or family home and is in a superb location near to a good range of schools, shops, facilities and transport links. Comprising enclosed porch, entrance hall, lounge and an enlarged kitchen/diner to the ground floor. Upstairs there are three bedrooms and a re fitted bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT



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

PORCH

UPVC double glazed windows to the side and front of the property and a composite door to:

ENTRANCE HALL

Stairs to first floor, meter cupboards, laminate flooring, radiator, power and light point and door to:

LOUNGE 10'04 x 13'04 (3.15m x 4.06m)



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

KITCHEN/DINER 15'11 (max) x 10'11 (4.85m (max) x 3.33m)

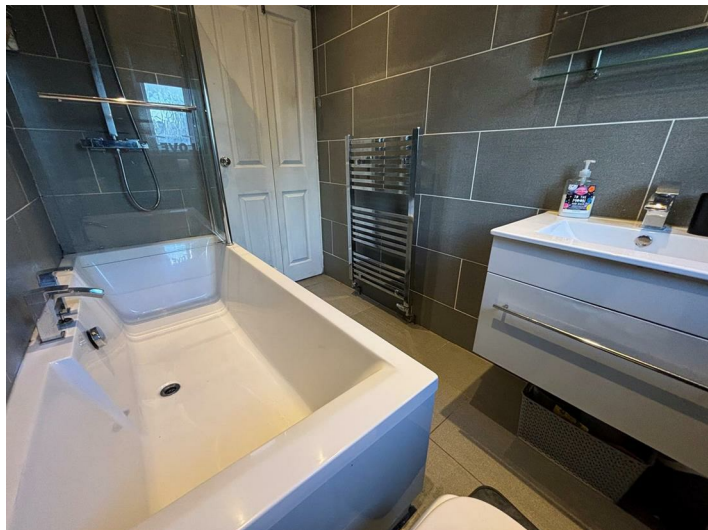


Fitted with a selection of wall, base and drawer units with a work surface over incorporating sink and drainer unit, tiling to splash prone areas. Electric oven and gas hob, with an extractor hood over. Space and plumbing for other appliances. Further benefiting from a storage pantry and breakfast bar. Double glazed patio doors and window to rear garden. Radiator, Laminate flooring, power and ceiling spot lights.

LANDING

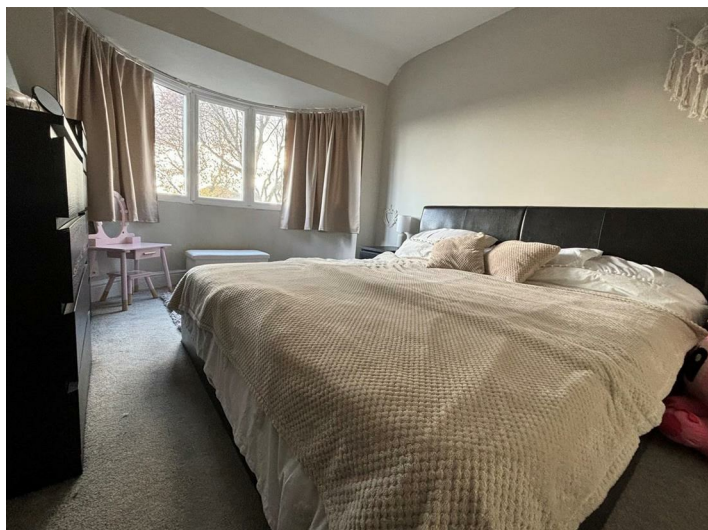
Double glazed opaque window to side of the property, light point and doors to:

BATHROOM
5'03 x 7'08 (1.60m x 2.34m)



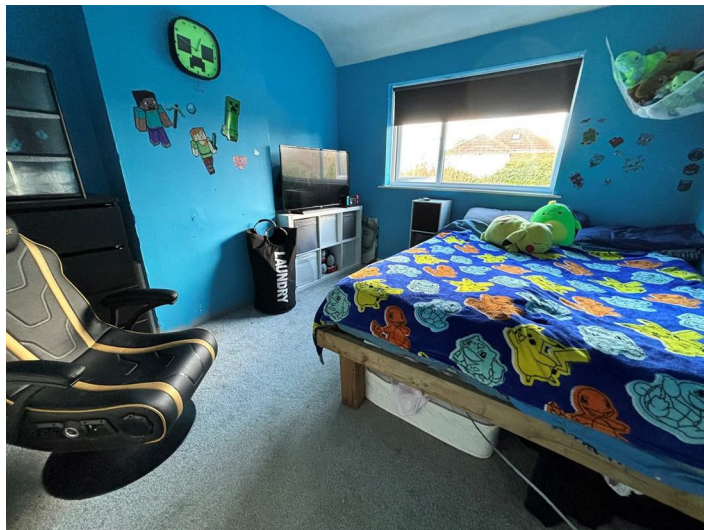
Re fitted three piece suite, comprising of a panelled bath with a thermostatic shower and rainfall attachment. Low level flush WC and vanity sink unit. Double glazed opaque window to the garden, tiled flooring and tiling to full height. Heated towel rail, extractor fan and ceiling spot lights.

BEDROOM ONE
10'04 x 13'09 (3.15m x 4.19m)



Double glazed bay window to the front, radiator, power and light points with access to loft.

BEDROOM TWO
10'06 x 11'00 (3.20m x 3.35m)



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

BEDROOM THREE
5'05 x 6'08 (1.65m x 2.03m)

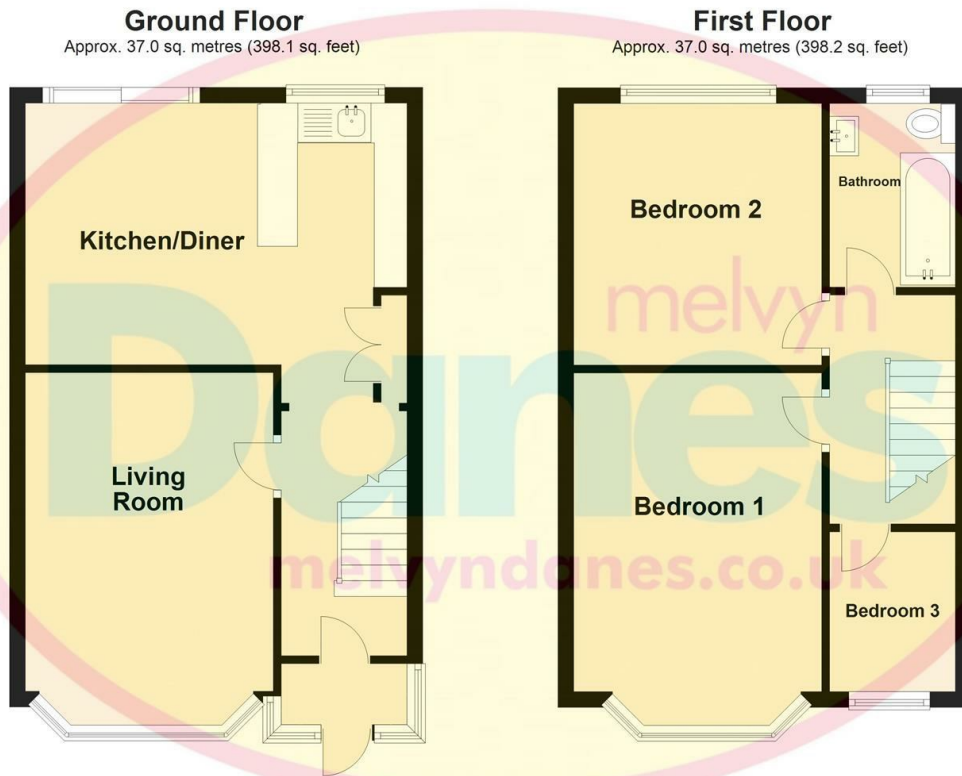
Double glazed window to front, radiator, power and light points

REAR GARDEN



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. 74.0 sq. metres (796.2 sq. feet)

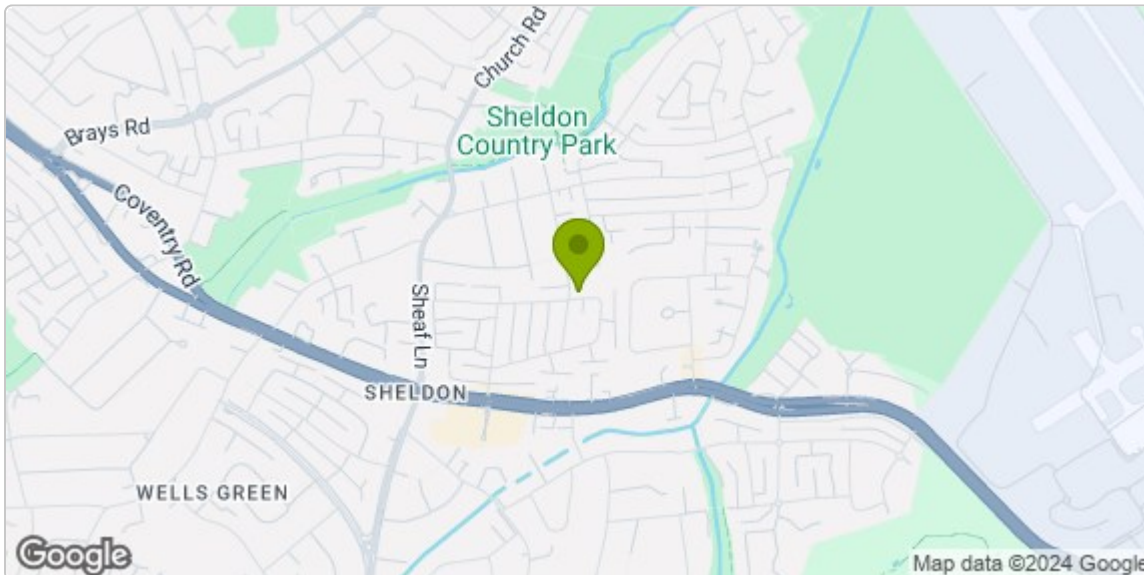
TENURE: We are advised that the property is Freehold

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:
142 Rectory Park Road
Sheldon Birmingham B26 3LG

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	