



# Parkdale Road, Sheldon

**£230,000**

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

A beautifully presented, extended semi detached house on a popular road in Sheldon. This lovely home is perfect for a first time buyer and is ready to move into with no works required. In a great location, near to a good range of shops, facilities and transport links and backing onto Sheldon Country Park. Comprising entrance hall, lounge, dining room and a re fitted Wren kitchen to the ground floor. Upstairs there are two double bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

### FRONT

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

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, opaque double glazed window to the side, radiator, LVT flooring, power and light points and doors to:-

### LOUNGE

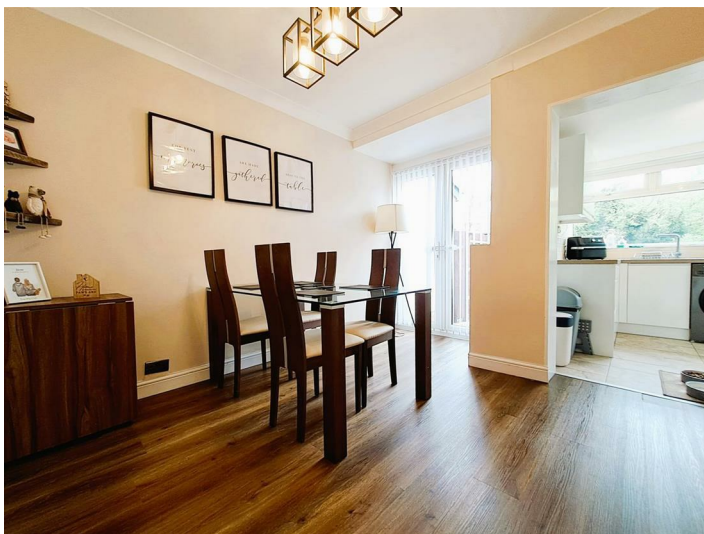
**12'1 max x 12'4 to bay (3.68m max x 3.76m to bay)**



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

### DINING ROOM

**9'3 x 11'5 (2.82m x 3.48m)**



Double glazed French doors onto the rear garden, radiator, LVT flooring, power and light points and opening onto:-

### RE FITTED KITCHEN 9'8 x 8'4 (2.95m x 2.54m)



The kitchen has been re fitted by Wren with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and metro style tiling to splash prone areas. Fitted electric oven with an inset ceramic hob and extractor hood over and space and plumbing for other appliances. UPVC double glazed door to the rear garden, double glazed window to the rear, vertical radiator, tiled floor, power and light points

### SPLIT LEVEL LANDING

Opaque double glazed window to the rear, airing cupboard housing the boiler, loft access, ceiling light point and doors to:-

### BEDROOM ONE

**10'9 max x 12'4 (3.28m max x 3.76m)**



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

**BEDROOM TWO**  
**9'4 max x 9'1 (2.84m max x 2.77m)**



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

**BATHROOM**  
**4'2 max x 9'9 max (1.27m max x 2.97m max)**



Fitted with a paneled bath with a shower attachment, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed windows to the front and side, heated towel rail and ceiling spot lights

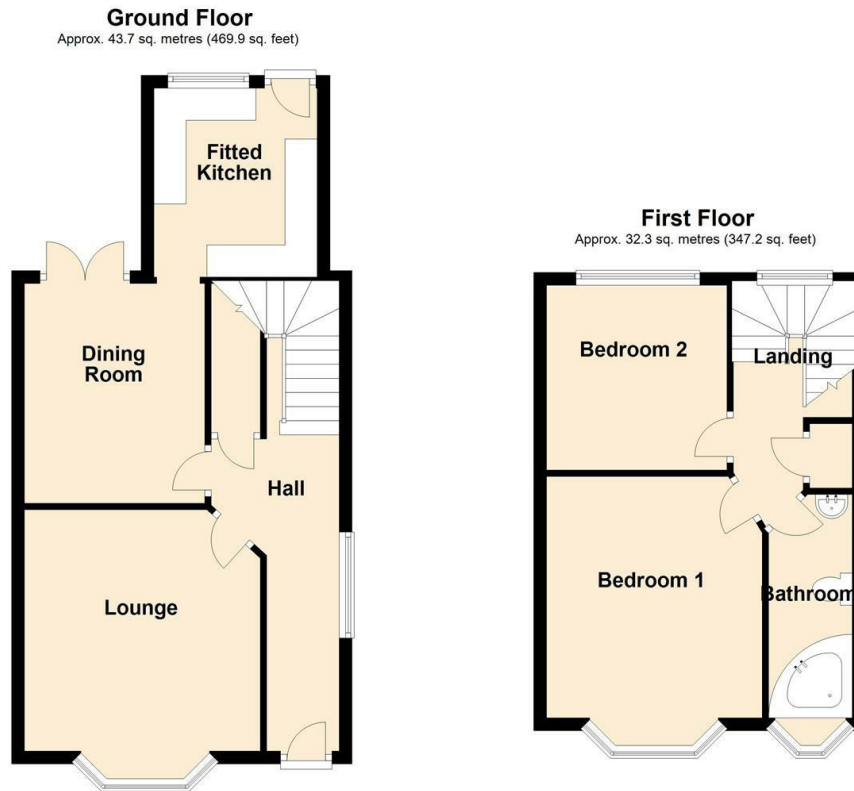
**REAR GARDEN**



The rear garden is mostly paved for ease of maintenance. There is a lawned area, hard standing for a garage and fencing 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.



Total area: approx. 75.9 sq. metres (817.1 sq. feet)

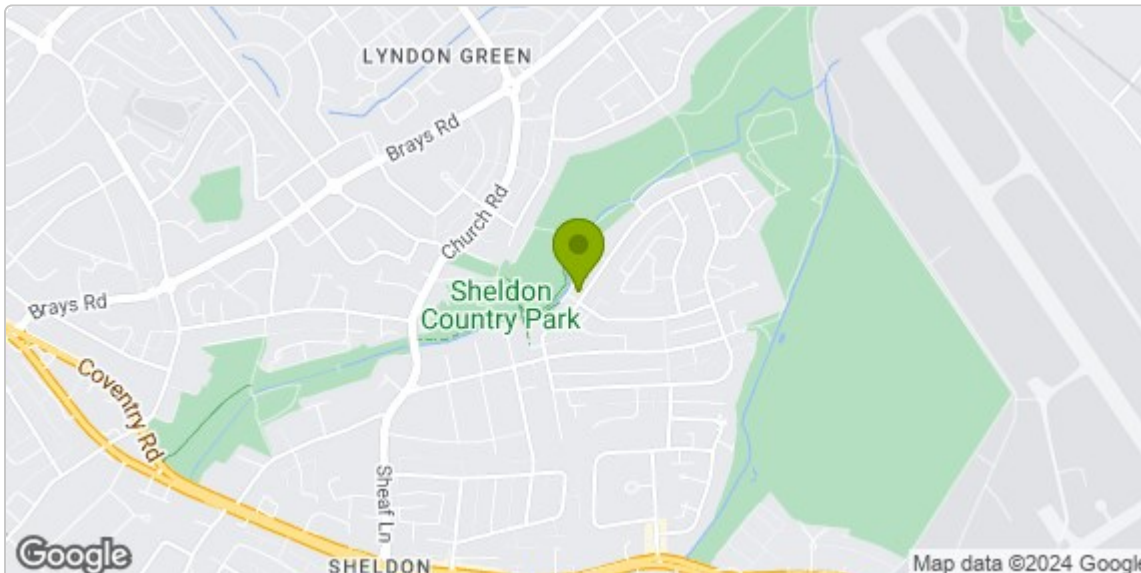
**TENURE:** We are advised that the property is **FREEHOLD**

**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:**  
70 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>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(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	