

Parkdale Road, Sheldon

£265,000

- EXTENDED SEMI DETACHED HOUSE
- ENLARGED LOUNGE
- THREE BEDROOMS
- DOUBLE GLAZING
- REAR GARDEN
- POPULAR LOCATION
- EXTENDED KITCHEN DINING ROOM
- FIRST FLOOR BATHROOM
- CENTRAL HEATING
- OFF ROAD PARKING

An extended and well maintained semi detached property on a popular road. This house would make the perfect family home or first time purchase. In a great location near to a good range of shops, facilities and transport links and backing onto Sheldon Country Park. Comprising storm porch, entrance hall, enlarged lounge and extended kitchen dining room to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via a block paved driveway, access to;

STORM PORCH

With composite opaque glazed door to;

ENTRANCE HALL

Stairs to the first floor, understairs storage cupboard, radiator, laminate flooring, power and light points, opening onto kitchen and door to;

LOUNGE

9'6 x 16'5 (2.90m x 5.00m)



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

KITCHEN DINING ROOM

17' max x 8'3 max (5.18m max x 2.51m max)



Being fitted with a range of wall, base and drawer units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap over. Space and plumbing for appliances. Double glazed door to rear garden, double glazed windows to the rear, two radiators and laminate flooring.

LANDING

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

BEDROOM ONE

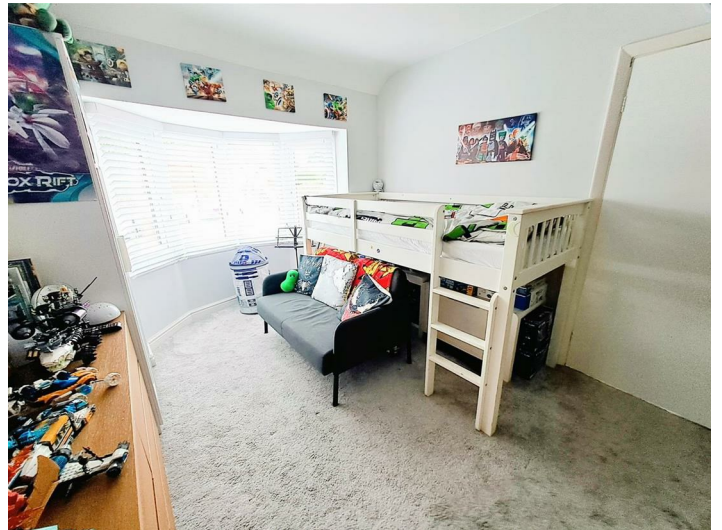
9'6 x 10'4 (2.90m x 3.15m)



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

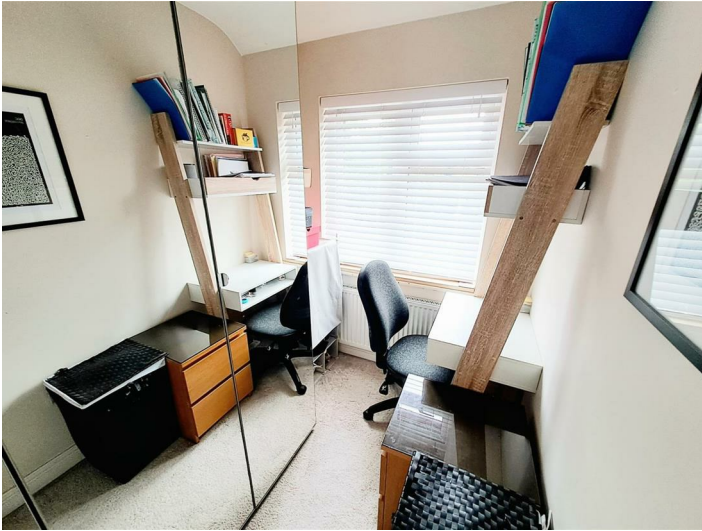
BEDROOM TWO

9'6 x 12'2 (to bay) (2.90m x 3.71m (to bay))



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

BEDROOM THREE
5'5 x 7'5 (1.65m x 2.26m)



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

BATHROOM
5'3 x 7'9 (1.60m x 2.36m)

Being fitted with a P-shaped bath with electric shower over and glass screen, pedestal wash hand basin and low level w.c. Opaque double glazed window to front, heated towel rail, tiling to splash prone areas and ceiling spotlights.

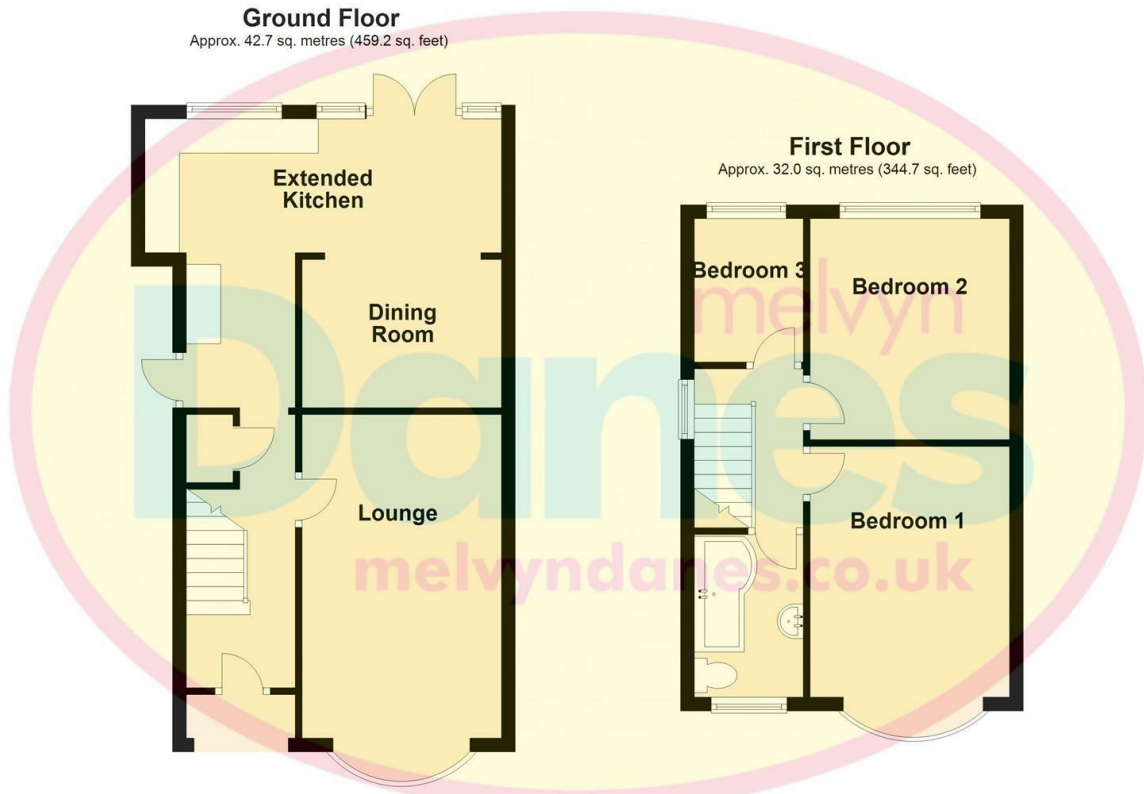
REAR GARDEN



Being mainly laid to lawn with patio areas the the rear and fore gardens, gravelled border, fencing to perimeters and a large timber shed.

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.



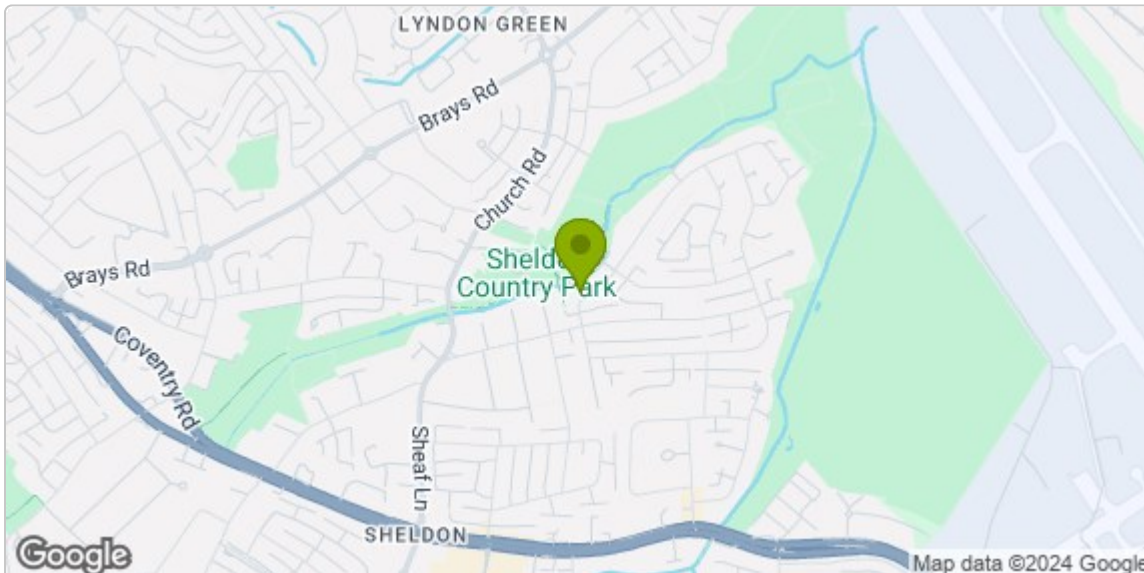
TENURE: We are advised that the property is **FREEHOLD**

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:
28 Parkdale Road Sheldon
Birmingham B26 3UT

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		