



Danes
melvyn
ESTATE AGENTS

Rectory Park Road
Sheldon
Offers In The Region Of £300,000

Description

A very well presented, extended four bedroom semi detached house in a most convenient location. This lovely property is the perfect family home and is near to a good range of shops, schools and facilities. Comprising entrance hall, lounge, kitchen/diner and conservatory/utility to the ground floor. Upstairs there are four bedrooms, a bathroom and an en suite shower room. Further benefiting from central heating, double glazing, driveway and pleasant rear garden.



Accommodation

Driveway

Entrance Hall

5'8 x 10'3 (1.73m x 3.12m)

Lounge

9'11 max x 13'5 to bay (3.02m max x 4.09m to bay)

Kitchen/Diner

15'11 max x 12'5 max (4.85m max x 3.78m max)

Conservatory/Utility

15'10 max x 6'9 (4.83m max x 2.06m)

First Floor Landing

Bedroom Two

8'11 max x 13'5 to bay (2.72m max x 4.09m to bay)

Bedroom Three

7'4 to wardrobes x 12'3 to bay (2.24m to wardrobes x 3.73m to bay)

Bedroom Four

6'9 x 5'4 (2.06m x 1.63m)

Bathroom

5'9 x 6'8 (1.75m x 2.03m)

Second Floor Landing

Bedroom One

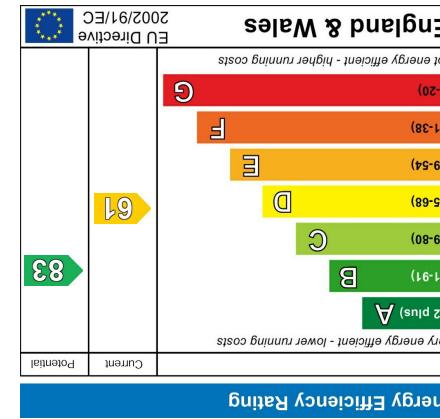
11'10 max x 14'9 (3.61m max x 4.50m)

En Suite Shower Room

5'10 x 6'11 (1.78m x 2.11m)

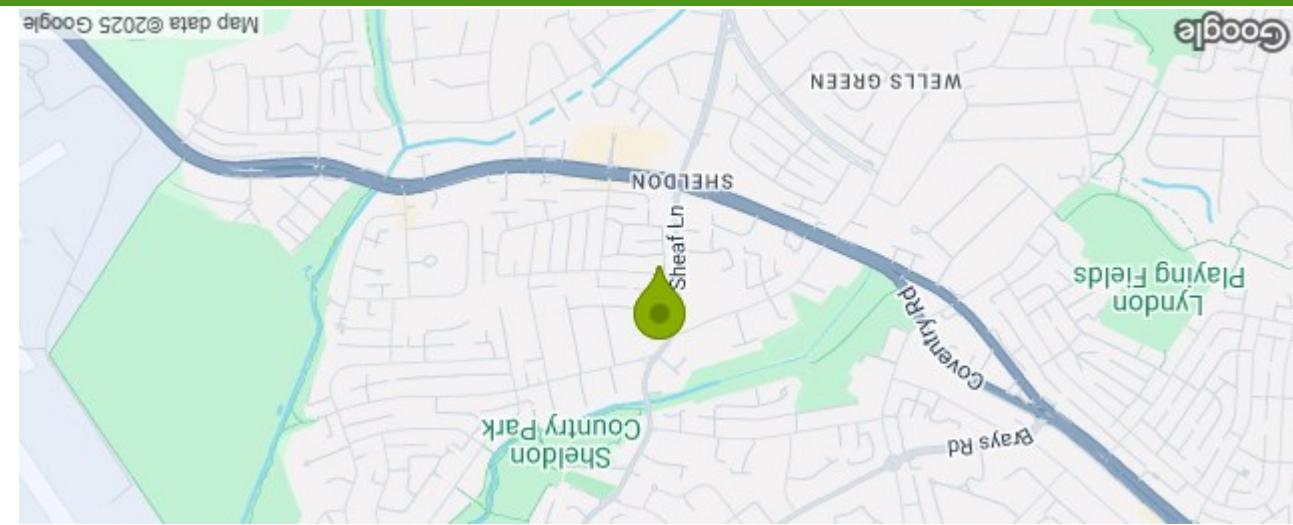
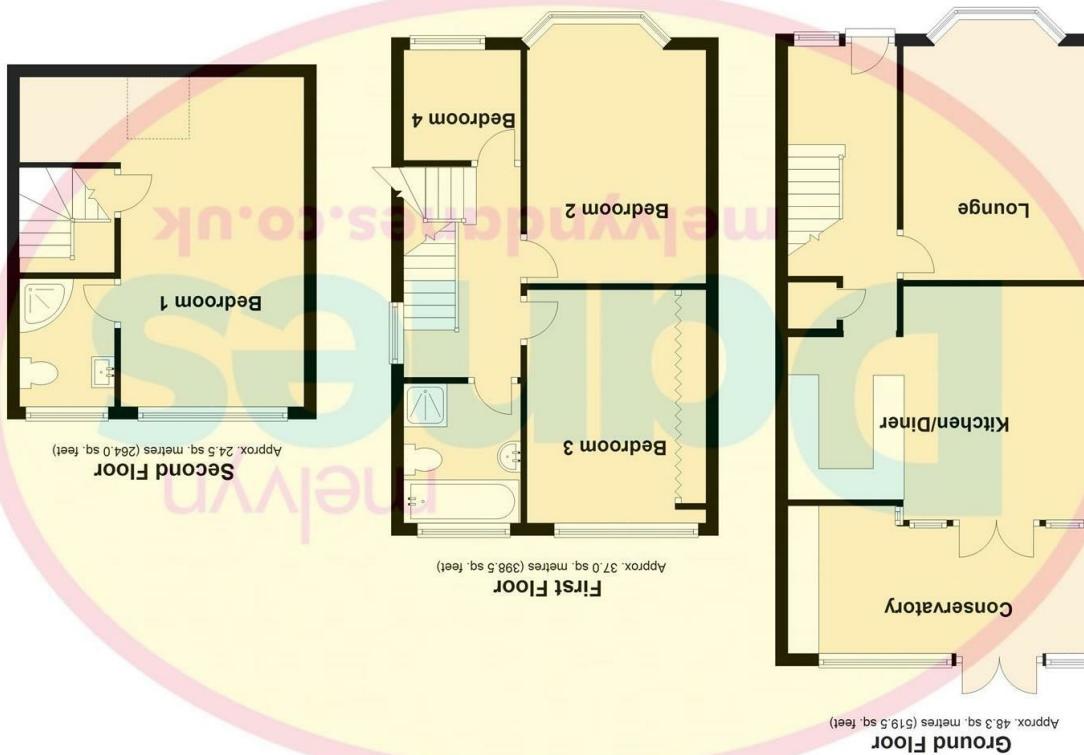
Rear Garden





9 Rectory Park Road Sheldon Birmingham B26 3LJ

Total area: approx. 109.8 sq. metres (1182.0 sq. feet)



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VIEWING: By appointment only with the office on the number below.
We understand that the property is likely to have current mobile coverage (data taken from checker.ocm.org.uk on 19/02/2025). Please note that actual services available may be different depending on the particular circumstances.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ocm.org.uk on 19/02/2025. Actual service availability at the property or speeds received may be different.