



**melvyn
Danes**
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.



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 x12'3 to bay (2.24m to wardrobes x x3.73m 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



TENURE: We are advised that the property is FREEHOLD

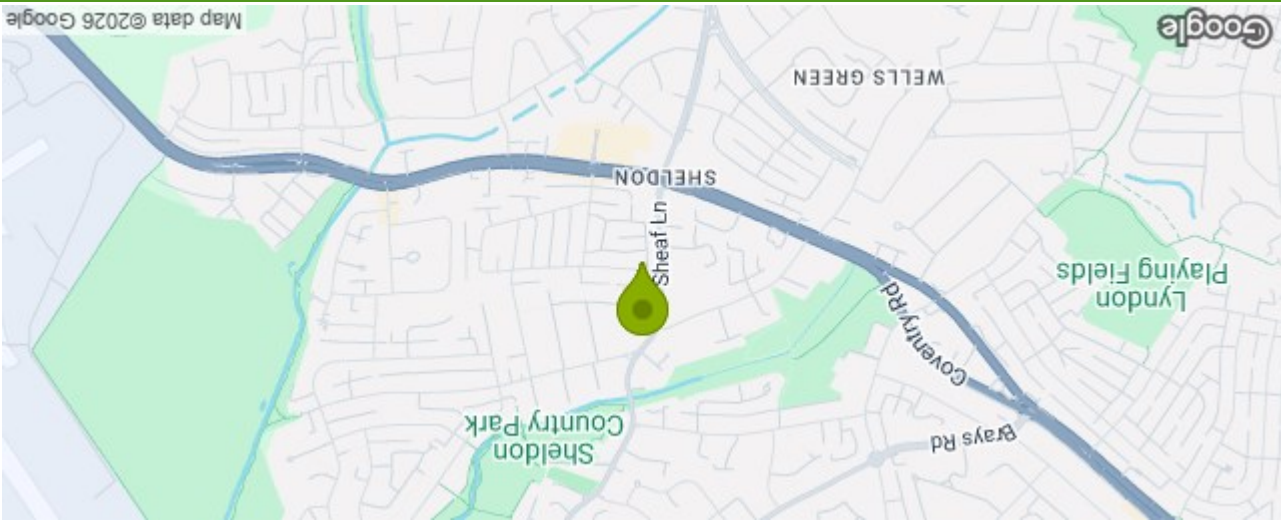
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800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

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 19/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



9 Rectory Park Road Sheldon Birmingham B26 3LJ
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
A scale from A to G, with A being the most efficient (green) and G being the least efficient (red). The scale is shown as a series of horizontal bars of increasing length, with the current rating (61) and potential rating (83) indicated by arrows.		
	Very energy efficient - lower running costs	
	A (92 plus)	
	(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	

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

