

A photograph of a two-story semi-detached house. The house has a light-colored exterior with a prominent bay window on the upper floor and a large conservatory on the ground floor. The roof is dark, and there are brick chimneys. The house is set on a green lawn with some fallen leaves. A yellow oval logo for 'melvyn Danes ESTATE AGENTS' is in the top right corner.

**melvyn
Danes**
ESTATE AGENTS

Rectory Park Road

Sheldon

Offers Over £200,000

Description

A traditional semi detached house on a popular and convenient road in Sheldon with NO ONWARD CHAIN.

This lovely property has enormous potential and is in a super location near to a good range of shops, facilities and transport links.

Comprising enclosed porch, entrance hall, through lounge/diner and extended kitchen to the ground floor. Upstairs there are three bedrooms and the shower room,

Further benefiting from central heating, double glazing, gardens to the front and rear and rear double garage.



Front Garden

Enclosed Porch

7'2 max x 2'8 (2.18m max x 0.81m)

Entrance Hall

5'7 x 13'3 (1.70m x 4.04m)

Through Lounge/Diner

9'10 max x 26'3 to bays (3.00m max x 8.00m to bays)

Extended Kitchen

6' x 15'1 (1.83m x 4.60m)

Landing

6' x 5'10 (1.83m x 1.78m)

Bedroom One

9'10 max x 13'5 to bay (3.00m max x 4.09m to bay)

Bedroom Two

9'4 max x 12'5 to bay (2.84m max x 3.78m to bay)

Bedroom Three

5'8 x 6'8 (1.73m x 2.03m)

Shower Room

5'11 x 6'11 (1.80m x 2.11m)

Rear Garden

Rear Double Garage



TENURE: We are advised that the property will be FREEHOLD on completion.

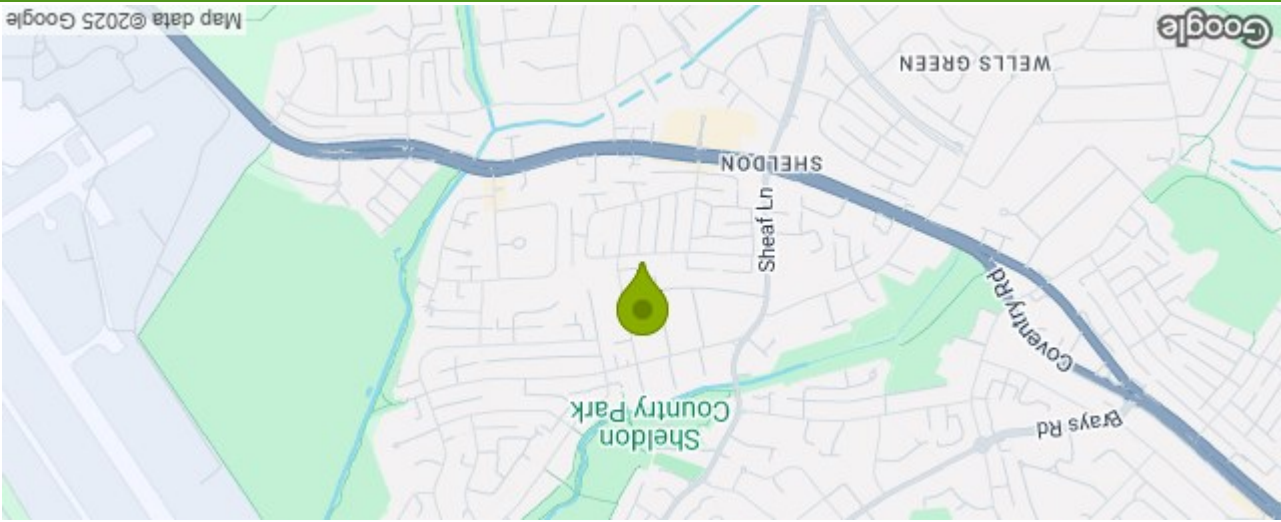
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 25/11/2025. 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 25/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWINGS: By appointment only with the office on the number below.

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



114 Rectory Park Road Sheldon Birmingham B26 3LH Council Tax Band: C

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

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. 80.6 sq. metres (867.6 sq. feet)

