

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Parkdale Road, Sheldon, Birmingham, West Midlands, B26 3UT

£260,000



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Parkdale Road, Sheldon,
Birmingham, West Midlands, B26
3UT

- Semi Detached House
- Three Bedrooms & Usable Loft Space
- Lounge & Dining Room
- Family Kitchen & Dining Area
- Driveway
- Double Garage
- First Floor Bathroom & Guest W.C
- Popular Location
- Rear Garden
- Energy Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band = B

** SEMI DETACHED HOUSE ** ** THREE BEDROOMS & USABLE LOFT SPACE **
DOUBLE GARAGE TO REAR ** POPULAR LOCATION ** 360 VIRTUAL TOUR AVAILABLE **

THERE IS MORE THAN MEETS THE EYE WITH THIS FAMILY PROPERTY WHICH IS SITUATED IN A VERY POPULAR LOCATION.... but don't take my word for it!.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

This semi detached house is accessed via a DRIVEWAY providing parking for your vehicle and leading to the double glazed entrance door, the accommodation comprises:- entrance hallway, OPEN PLAN LOUNGE/DINING ROOM, FAMILY KITCHEN & DINING AREA, Guest W.C, mature rear garden and DOUBLE GARAGE & ADDITIONAL PARKING AREA on the ground floor with THREE BEDROOMS, USABLE LOFT SPACE and bathroom to the first floor.

The property benefits from central heating and double glazing both where specified.

Energy Performance Rating D

APPROACH

The property is accessed via a dropped kerb and leading to:-

Driveway/Front Garden

A driveway providing parking for your vehicle with a brick wall perimeter and wrought iron gates and leading to a double glazed entrance door.

Enclosed Passageway

Enclosed passageway with a single glazed window to the side leading to additional double glazed entrance door to the side. Additional double glazed door to the rear allowing access to the garden and guest W.C.

Entrance Hallway

Staircase to first floor landing. Radiator. Wood effect flooring. Door leading to the ground floor accommodation:-

Lounge/Dining Room

22'0" maximum x 15'11" x 8'10" minimum
(6.71m maximum x 4.85m x 2.69m minimum)

Double glazed windows to the front. Radiators. Brick fire surround with decorative gas fire and tiled hearth. Storage cupboard. Double doors to the rear leading into the kitchen/dining area.

Kitchen & Dining Area

14'10" x 10'11" (4.52m x 3.33m)

A range of wall and base units with work services over incorporating a sink and

drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath and extractor hood over, integrated dishwasher and fridge. Plumbing for the washing machine. Radiator. Ceiling spotlights. Part tiling to the walls. Under cupboard lighting. Double glazed window and door allowing access to the garden.

Guest W.C

Suite comprises of a pedestal wash basin and low flush W.C.

FIRST FLOOR

Landing

Ceiling loft hatch with retractable ladders allowing access to the **USABLE LOFT SPACE**. Double glazed window to the rear. Ceiling spotlights. Doors giving access to first floor accommodation:-

Bedroom One

10'6" x 9'0" (3.20m x 2.74m)

Double glazed window to the front and radiator.

Bedroom Two

11'0" x 9'0" (3.35m x 2.74m)

Double glazed window to the rear and radiator. Fitted wardrobes and storage units.

Bedroom Three

6'6" x 6'5" (1.98m x 1.96m)

Double glazed window to the front and radiator.

Bathroom

Suite comprises of a corner bath unit with electric shower over pedestal wash basin and low flush WC. Radiator. Tiling to the walls. Obscure double glazed window to the side.

USABLE LOFT SPACE

10'8" x 9'5" (3.25m x 2.87m)

Double glazed skylight window to the rear.

OUTSIDE

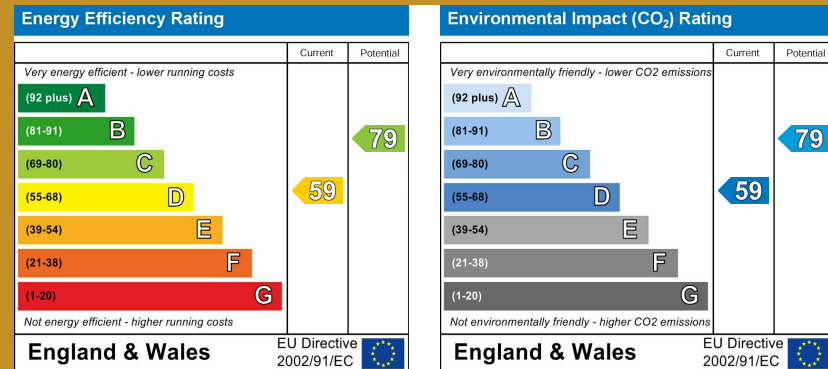
Rear Garden

Timber fenced perimeter. The rear garden comprises of lawn with raised shrubbery borders and paved patio area. Feature pond. Greenhouse and timber storage shed.

Double Garage & Additional Storage

19'11" x 18'5" (6.07m x 5.61m)

With a metal up and over door to the rear. Additional parking/storage space and doors to the rear. Power and lighting. Secure gated rear access.





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