

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Rectory Park Road, Birmingham | Offers Around £280,000

* EXTENDED SEMI DETACHED HOUSE * THREE BEDROOMS * POPULAR LOCATION * INTERNAL VIEWING ESSENTIAL * 360 ONLINE VIEWING AVAILABLE! *

THIS EXTENDED SEMI DETACHED FAMILY HOME REALLY TICKS ALL OF OF THE BOXES!! situated in a very popular location! CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS This super residence is approached via a DRIVEWAY providing parking for off road parking and leading to a double glazed entrance door with porch the accommodation comprises of:- Entrance hallway, TWO RECEPTION ROOMS, EXTENDED KITCHEN WITH DINING AREA, LEAN TOO and GUEST W.C and rear garden on the ground floor. To the first floor there are THREE BEDROOMS and a MODERN FAMILY SHOWER ROOM. The property benefits from central heating and double glazing both where specified.

Energy Performance Rating D

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APPROCH

Access is gained via block paved driveway with steps up to:

Porch

Having front door opening into:

Hallway

HAVING stairs to the first floor, central heating radiator and door off:

Reception One

12'1" x 12'2" (3.68m x 3.71m)

Double glazed bay window to front and central heating radiator.

Reception Two

16'7" x 9'10" (5.05m x 3.00m)

Double glazed window to side, central heating radiator and feature fire place.

Extended Kitchen

16'4" x 14'7" (4.98m x 4.45m)

Double glazed window to side and rear, central

heating radiator. Fitted with a range of matching wall, base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over, work surface island space for dining table and door to:

Lean Too

16'5" x 7'8" (5.00m x 2.34m)

Double glazed window to side, window and door to rear garden, central heating radiator and plumbing for washing machine.

Guest W.C

Double glazed frosted window to side, low level w.c, pedestal wash hand basin and central heating radiator.

FIRST FLOOR

Landing

Double glazed window to side and central heating radiator.

Bedroom One

10'2" x 10'2" (3.10m x 3.10m)

Double glazed window to rear, central heating radiator, fitted wardrobe and loft access.

Bedroom Two

12'3" x 10'9" (3.73m x 3.28m)

Double glazed window to front, central heating radiator and fitted wardrobe.

Bedroom Three

7'10" x 5'8" (2.39m x 1.73m)

Double glazed window to front and central heating radiator.

Shower Room

7'1" x 5'11" (2.16m x 1.80m)

Double glazed frosted window to rear, suite comprising walk;-in shower cubical with shower over, low level w.c and wash hand basin.

OUTSIDE

Rear Garden

With patio area and being mainly laid to lawn.

Approximate total area*
 1119.87 sq ft
 104.06 m²

(*) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate and to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS NPS 3C standard.
 GRAFFESBO

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	56	74	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales