

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Rectory Park Road, Birmingham | Offers Over £325,000

\* NO UPWARD CHAIN \* EXTENDED SEMI DETACHED FAMILY HOME \* FIVE BEDROOMS \* DOWNSTAIRS SHOWER ROOM\* FIRST FLOOR BATHROOM \* INTERNAL VIEWING ESSENTIAL! \* GREAT LOCATION \*

WOW!! WOW!! THIS IS A FABULOUS HOME!!...AN OPPORTUNITY TO PURCHASE A WELL PRESENTED, EXTENDED FAMILY RESIDENCE , located on RECTORY PARK ROAD, SHELDON, DO NOT MISS OUT!! CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 TODAY.

The property is approached via a DRIVEWAY providing off road parking for multiple vehicles with accommodation comprising of: hallway, LOUNGE AND DINING AREA, EXTENDED KITCHEN WITH DINING AREA, shower room and LOW MAINTENANCE GARDEN to the ground floor. To the first floor there are FIVE BEDROOMS and a FAMILY BATHROOM. The property benefits from central heating and double glazing where specified.

Energy Performance Certificate : awaiting D

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## APPROACH

Access is gained via driveway leading to front door opening into:

## Hallway

Stairs to the first floor central heating radiator.

## Dining Area

12'7" x 9'9" (3.84m x 2.97m)

Double glazed bay window to front and central heating radiator.

## Lounge Area

12'2" x 9'9" (3.71m x 2.97m)

Double glazed window and door to rear and central heating radiator.

## Shower Room

6'4" x 5'6" (1.93m x 1.68m)

Double glazed frosted window to rear, suite comprising shower cubicle with shower, low level w.c, pedestal wash hand basin, central heating radiator, central heating boiler and tiled walls.

## Kitchen Diner

22'10" x 10'5" (6.96m x 3.18m)

Double glazed window to front, double glazed double doors to rear, fitted with a range of wall and base unit incorporating stainless steel sink and drainer with mixer tap over, tiled splash back and central heating radiator.

## FIRST FLOOR

### Landing

Loft access and door off:

### Bedroom One

9'10" x 9'10" (3.00m x 3.00m)

Double glazed window to rear and central heating radiator.

### Bedroom Two

9'10" x 9'10" (3.00m x 3.00m)

Double glazed bay window to front and central heating radiator.

### Bedroom Three

10'5" x 8'4" (3.18m x 2.54m)

Double glazed window to front and central heating radiator.

### Bedroom Four

9'6" x 6'1" (2.90m x 1.85m)

Double glazed window to rear and central heating radiator.

### Bedroom Five

6'9" x 5' (2.06m x 1.52m)

Double glazed window to front and central heating radiator.

### Family Bathroom

8'2" x 6'5" (2.49m x 1.96m)

Double glazed frosted window to rear, central heating radiator, suite comprising panelled bath with shower over, low level w.c and pedestal wash hand basin.

## OUTSIDE

### Rear Garden

With patio area and steps down to slabbed area.

