

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Rectory Park Road, Birmingham | Offers In The Region Of

\* 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.

