



melvyn
Danes
ESTATE AGENTS



Rectory Park Road
Sheldon
£235,000

Description

GREAT FIRST TIME BUY! A well presented, light and airy semi detached house near to a wealth of amenities.

This lovely property is located on a popular road in Sheldon and has many shops, facilities and transport links nearby.

Comprising porch, entrance hall and open plan through lounge/kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom.

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



Accommodation

Driveway

Front Garden

Enclosed Porch

4'9 x 1'8 (1.45m x 0.51m)

Entrance Hall

5'1 x 9'4 (1.55m x 2.84m)

Open Plan Lounge/Diner

9'9 max x 25'2 to bays (2.97m max x 7.67m to bays)

Kitchen Area

5'6 x 9'2 (1.68m x 2.79m)

Landing

5'2 x 6'4 (1.57m x 1.93m)

Bedroom One

9'9 max x 12'7 to half bay (2.97m max x 3.84m to half bay)

Bedroom Two

9'9 max x 13'10 to bay (2.97m max x 4.22m to bay)

Bedroom Three

5'1 x 6'10 (1.55m x 2.08m)

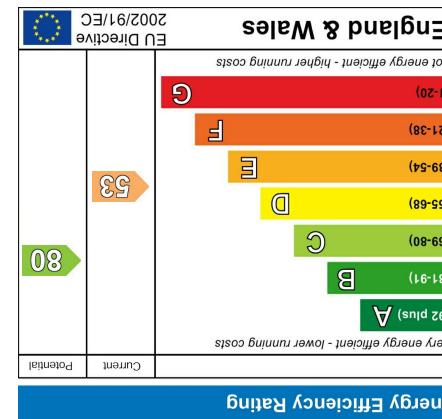
Bathroom

5'1 x 6'6 (1.55m x 1.98m)

Rear Garden

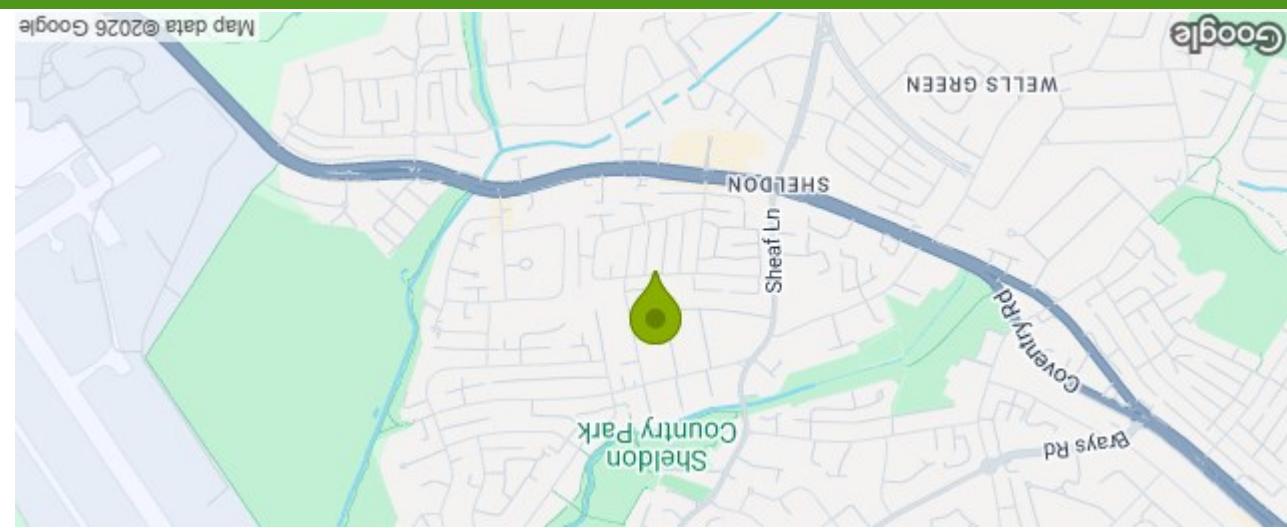


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



27 Rectory Park Road Sheldon Birmingham B26 3LH

Total area: approx. 68.0 sq. metres (731.7 sq. feet)



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First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)

Ground Floor

Approx. 34.0 sq. metres (365.6 sq. feet)

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Staircase

Open Plan Lounge

Kitchen Area

Utility Area

We may receive a commission payment fee or other benefit (known as a referral fee) for recommending service providers or secondary services such as laundry/laundromat, laundry services and drycleaning. **REFERRAL FEES:** We may pay you for recommending service providers or secondary services such as laundry/laundromat, laundry services and drycleaning.

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. Licenses 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 that they are in working order.

Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

ROADBAND: We understand that the standard broadband download speed set 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 8/10/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.