



## Rectory Park Road Sheldon, B26 3LH

Senate Property Services are delighted to offer this well presented extended three bedroom semi detached property with two storey rear extension, double rear garage/studio, off road parking for two cars and North facing rear garden. Located close to local amenities on the Coventry Road (A45) and with JLR, Birmingham Airport and M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of enclosed entrance porch, entrance hallway with staircase to first floor and fitted storage, lounge, dining area with French doors to rear garden, extended refitted kitchen with access to rear, fitted bathroom, separate shower room, extended bedroom three, maintenance free rear garden with gated access to front of property and access into rear double garage/studio.

**£245,000**



# 120 Rectory Park Road, Sheldon, B26 3LH

## PROPERTY MEASUREMENTS:

LOUNGE - 13' x 10' (3.96m x 3.06m)

DINING AREA - 11' 8" x 10' (3.55m x 3.06m)

KITCHEN - 15' 7" x 7' 3" (4.75m x 2.21m)

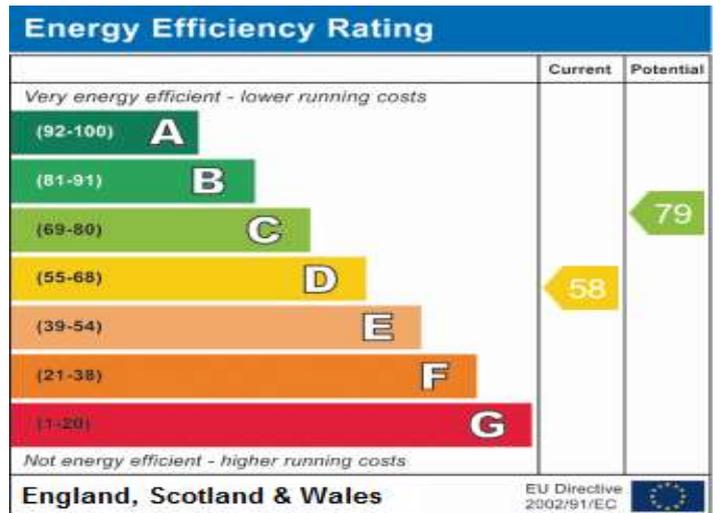
BEDROOM ONE - 10' x 13' 6" (4.11m x 3.06m)

BEDROOM TWO - 11' 8" x 9' 6" (3.55m x 2.89m)

BEDROOM THREE - 10' x 7' 2" (3.06m x 2.19m)

BATHROOM - 7' 1" x 5' 10" (2.15m x 1.77m)

TENURE - Freehold



Consumer Protection from Unfair Trading Regulations 2008.  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.