



Parkdale Road, Sheldon

Guide Price £210,000





PROPERTY OVERVIEW

Offered with no upward chain and ideally suited to first-time buyers, this well-presented two bedroom semi-detached home is situated on a quiet road, providing a peaceful residential setting.

The property is accessed via a welcoming entrance hallway that provides ample storage space, ensuring a clutter-free environment. The spacious living room offers a comfortable area for relaxation and entertaining, while the fitted breakfast kitchen offers plenty of room for dining and meal preparation. A conservatory at the rear of the property provides additional living space and features pleasant views over the rear garden, making it an ideal spot for enjoying natural light throughout the year.

Upstairs, you will find two generously sized bedrooms, each offering good proportions and flexibility for various furniture arrangements, along with a well-appointed family bathroom.

The property benefits from a private rear garden (accessed via the conservatory), which offers a tranquil retreat for outdoor enjoyment. To the front of the home, a driveway provides off-road parking for multiple vehicles, adding further convenience for residents and visitors alike.

Further benefits include a modern boiler and radiators throughout the property (excluding in the conservatory), all of which are less than three years old, offering added efficiency and peace of mind for prospective purchasers.





With its practical layout and desirable location, this property represents an excellent opportunity to secure a comfortable and well-maintained home in a sought-after area. Early viewing is highly recommended to fully appreciate all that this delightful residence has to offer.

PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham International Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: B

Tenure: Freehold



- Two Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsize
- Set On A Quiet Road
- Close To All Local Amenities
- Boiler & All Radiators (Excluding Conservatory) Less Than Three Years Old
- Ample Parking With Large Driveway
- Two Generously Sized Bedrooms
- Early Viewing Essential



ENTRANCE HALLWAY

LIVING ROOM

11' 9" x 11' 7" (3.57m x 3.53m)

BREAKFAST KITCHEN

10' 10" x 9' 5" (3.29m x 2.86m)

CONSERVATORY

9' 10" x 8' 2" (2.99m x 2.48m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 10' 11" (3.71m x 3.32m)

BEDROOM TWO

9' 4" x 9' 1" (2.85m x 2.76m)

BATHROOM

9' 1" x 4' 0" (2.76m x 1.23m)

TOTAL SQUARE FOOTAGE

67.0 sq.m (718 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, some blinds and all light fittings.

ADDITIONAL INFORMATION

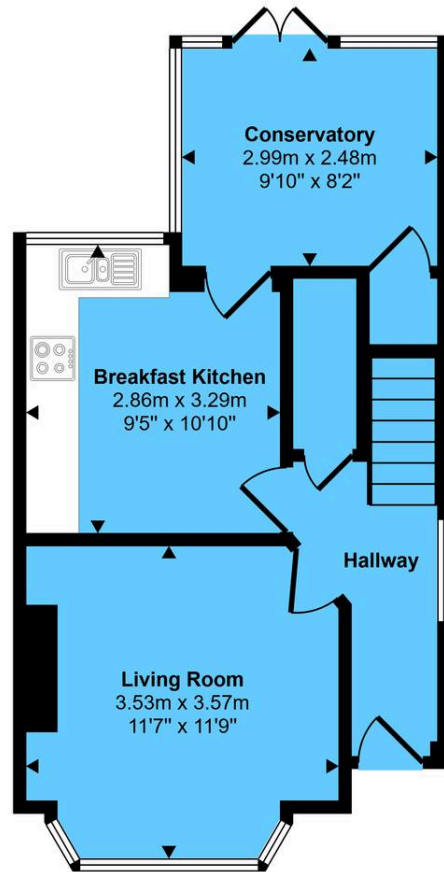
Services – direct mains water, sewers and electricity.
Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

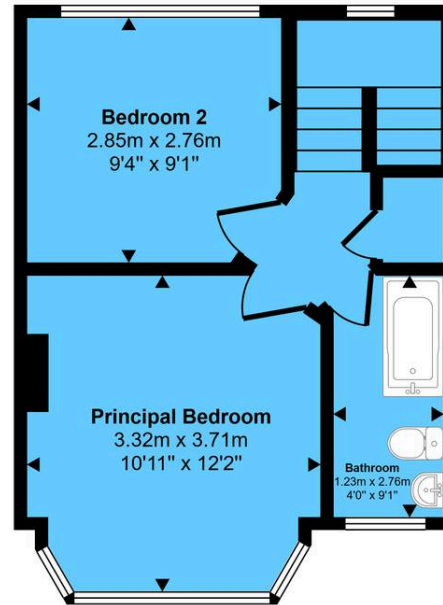
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
67 sq m / 718 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft



First Floor
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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