





welcome to

Parkfield Drive, Birmingham

*** MODERN SEMI-DETACHED PROPERTY ** FOUR BEDROOMS ** THREE RECEPTION ROOMS ** WELL PRESENTED ** LOUNGE ** EXTENDED SECOND RECEPTION ROOM ** FITTED KITCHEN ** UPSTAIRS BATHROOM ** DRIVEWAY TO FRONT ** WELL MAINTAINED REAR GARDEN ** DON'T MISS OUT ** CALL NOW TO VIEW 01217474722 ***













Approach Entrance Porch

Double glazed windows to front and side, tiled floor and door to entrance hall.

Entrance Hall

Ceiling light point, radiator, picture rail, laminate flooring, stairs to first floor accommodation and doors to lounge and kitchen.

Lounge

21' 6" x 11' 1" max (6.55m x 3.38m max)
Double glazed bow window to front, feature fireplace, two ceiling light points, radiator and double doors to?

Reception Room Two

25' 5" x 10' 4" (7.75m x 3.15m)

Double glazed windows to rear, feature fireplace, two ceiling light points, radiator and double doors to reception three.

Reception Room Three

No access allowed.

Kitchen

8' 3" x 8' 9" (2.51m x 2.67m)

Window and door to reception room two, wall base and drawer units, rolled edge work surface, hob and oven, 11/2 sink and drainer, fridge and freezer, laminate flooring and spotlights to ceiling.

Landing

Ceiling light point, loft access and doors to be drooms and bathroom.

Bedroom One

9' 3" plus recess x 12' (2.82m plus recess x 3.66m) Double glazed window to front, ceiling light point and radiator.

Bedroom Two

10' 7" x 9' 5" (3.23m x 2.87m)

Double glazed window to rear, ceiling light point and radiator.

Bedroom Three

15' 3" x 7' 7" (4.65m x 2.31m)

Double glazed windows to front and rear, ceiling light point, radiator and loft access.

Bathroom

Obscure double glazed window to rear, 'P' shaped bath with shower over, vanity hand wash basin unit, low level wc, spotlights to ceiling and heated towel rail.

Bedroom Four

9' 7" x 9' max (2.92m x 2.74m max) Double glazed windows to front, built-in cupboard and ceiling light point.

Rear Garden

Decked patio area and laid to lawn with shrub borders and brick shed.

Garage

Not measured.





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- WELL PRESENTED EXTENDED SEMI DETACHED
- LOUNGE & EXTENDED SECOND RECEPTION ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY & REAR GARDEN

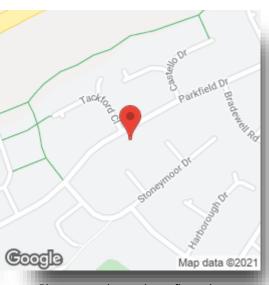
Tenure: Freehold EPC Rating: C

£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAB108398 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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