



**Topfield Walk, Birmingham B14 5PP**

## **welcome to**

### **Topfield Walk, Birmingham**

An exceptional presented three bedroom mid-terrace property in stunning decorative order and offered with NO ONWARD CHAIN. The home is an ideal opportunity for First Time Buyers looking to get on the property ladder in a popular residential area with easy access to amenities.

#### **Note**

Council tax band: A

#### **Entrance Hall**

Door to side.

#### **Downstairs Shower Room**

Obscure double glazed window to side. Shower cubicle, low level toilet and hand wash basin with vanity unit. Tiles to splash prone areas and loft access.

#### **Kitchen**

13' 8" max x 11' 10" max ( 4.17m max x 3.61m max )  
Double glazed window to front. A range of wall and base units with breakfast bar and sink and drainer. Integrated appliances (oven, microwave, dishwasher, washing machine, tumble dryer and fridge-freezer). Electric hob with extractor hood over, tiling to splash prone areas and access to storage cupboard.

#### **Lounge**

18' 10" into recess x 12' plus door recess ( 5.74m into recess x 3.66m plus door recess )  
Double glazed window to rear and double glazed door to rear. Electric fire.





### **Landing**

Automatic lighting and access to storage cupboard (housing the water tank)

### **Bedroom One**

11' 5" x 11' ( 3.48m x 3.35m )

Double glazed window to rear.

### **Bedroom Two**

11' x 8' 5" ( 3.35m x 2.57m )

Double glazed window to front. Access to storage cupboard (access to loft)

### **Bedroom Three**

8' 5" x 7' 7" ( 2.57m x 2.31m )

Double glazed window to rear.

### **Bathroom**

Obscure double glazed window to front. Corner bath, walk in shower, hand wash basin and toilet with vanity unit. Heated towel rail and tiles to splash prone areas.

### **Front Garden**

Fence to front with artificial lawn and path to approach the accommodation.

### **Rear Garden**

Decking area with artificial lawn and bar area with a pergola and swing seat. Rear gate access.



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## Topfield Walk, Birmingham

- STUNNING DECORATIVE ORDER
- THREE BEDROOM MID-TERRACE
- KITCHEN
- LOUNGE
- DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: Awaiting

**£190,000**



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