









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' $(3.48m \times 3.35m)$ 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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- STUNNING DECORATIVE ORDER
- THREE BEDROOM MID-TERRACE
- KITCHEN
- LOUNGE
- DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: Awaited

£190,000

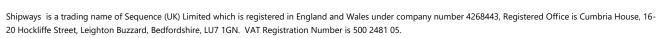


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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