



Park Hall Crescent, Birmingham

burchell
edwards



Property Description

This three bedroom detached family home situated in Castle Bromwich has been modernised to a high standard throughout and comprises of lounge diner, breakfast kitchen and w/c on the ground floor, while to the first floor there are three bedrooms and the family bathroom. Outside to the front is a block paved driveway providing off road parking and access into the rear garden, while to the rear is an enclosed landscaped garden with patio and lawn areas

Front Garden

Driveway with off road parking.

Entrance Hallway

Carpet and central heating radiator.

Guest W.C

Central heating radiator, W.C, wash hand basin and tiled flooring.

Lounge

22' 1" x 12' (6.73m x 3.66m)

Double glazed sliding doors to rear elevation, carpet and central heating radiator.

Kitchen

16' x 9' 4" (4.88m x 2.84m)

A range of wall and base units with work surface over incorporating a sink with drainer unit, integrated washing machine and dishwasher, space for range cooker and large fridge freezer.

Bedroom One

14' 8" into wardrobes x 10' 4" (4.47m into wardrobes x 3.15m)

Double glazed window to rear elevation, central heating radiator, carpet and large fitted wardrobes.

Bedroom Two

13' 1" x 8' 11" (3.99m x 2.72m)

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobe.

Bedroom Three

15' 1" x 7' 10" (4.60m x 2.39m)

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobe.

Bathroom

Two double glazed frosted windows to rear elevation, large corner bath, double shower cubicle, W.C, wash hand basin with vanity unit and tiling to splash prone areas.

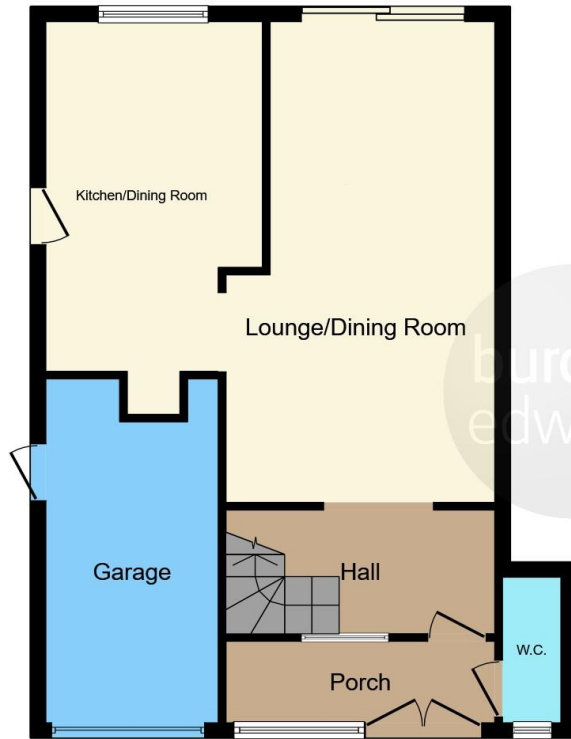
Garage

Power and lighting.

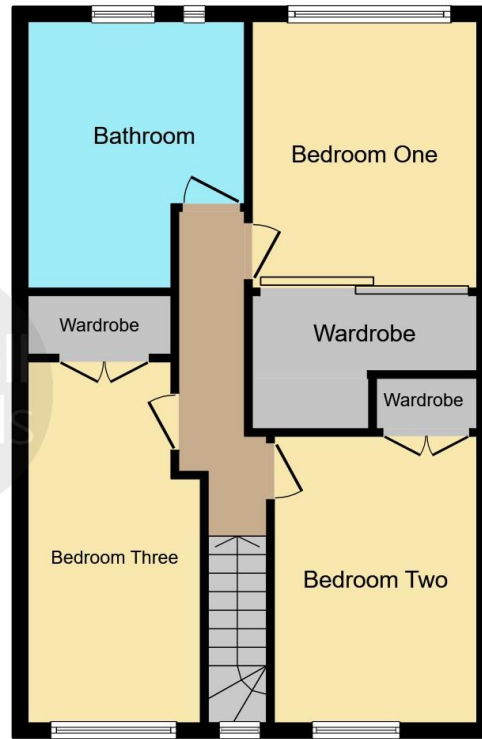
Rear Garden

Patio area, two pergolas and lawn.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209092



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209092 - 0003