



Burrow Hill Close, Birmingham





## Property Description

Burchell Edwards are delighted to offer this four bedroom detached property, situated on the Parkfield Estate in Castle Bromwich (B36). This spacious family home in brief comprises an enclosed porch, entrance hallway, kitchen, lounge diner, guest W.C, four bedrooms (three of which are double in size), loft access and a family shower room.

Upon arrival you will discover off-road parking by way of a private driveway and a garage, as well as as a neat front garden. Sat amongst many local amenities/shops it also falls within very popular area with fantastic school catchments. To the rear, there is a mature rear garden that can be accessed via each side of the property.

The internal carries a beautiful natural light throughout, with single glazing and gas central heating.

We recommend that viewings are essential to gain a sense of the space and accommodation available.

## Entrance Porch

Double glazed door to front elevation, double glazed windows to side elevation and tiled carpet flooring.

## Entrance Hallway

Carpet, central heating radiator and large storage cupboard.

## Guest W.C

Single glazed window to side elevation, wash hand basin, W.C, central heating radiator, tiled carpet flooring and tiling to splash prone areas.

## Lounge/ Diner

19' 8" x 12' 2" ( 5.99m x 3.71m )

Single glazed window and patio doors to rear elevation, carpet, two central heating radiators and brick built gas fire place.

## Kitchen

14' 10" excluding bay x 7' 7" ( 4.52m excluding bay x 2.31m )

Single glazed bay window to front elevation, single glazed window to side elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, central heating boiler and tiling to splash prone areas.

## Landing

Single glazed window to side elevation, airing cupboard, carpet and loft access.

## Bedroom One

11' x 8' 9" ( 3.35m x 2.67m )

Single glazed window to front elevation, carpet and central heating radiator.

## Bedroom Two

8' 9" x 8' 5" ( 2.67m x 2.57m )

Single glazed window to front elevation, carpet and central heating radiator.

## Bedroom Three

10' 10" x 8' 5" ( 3.30m x 2.57m )

Single glazed window to rear elevation, carpet and central heating radiator.

## Bedroom Four

12' 5" x 11' ( 3.78m x 3.35m )

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

## Shower Room

Single glazed window to side elevation, shower cubicle, wash hand basin, W.C, central heating radiator and lino flooring.

## Front Garden

Slabbed driveway providing off road parking.

## Rear Garden

Laid lawn, patio area, outside tap, trees and shrubs and gated side access.









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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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