



Parkfield Drive, Birmingham





Property Description

Burchell Edwards Castle Bromwich are delighted to offer this beautifully presented three bedroom semi-detached property, situated in the heart of Castle Bromwich (B36).

This spacious family home has plenty to offer and in brief consists of an entrance porch, entrance hall, open plan lounge diner, fitted kitchen, three bedrooms and a family bathroom. Carrying a beautiful natural light throughout, you will also find there is a private rear garden to the rear.

Parking is plentiful by-way-of a driveway with a dropped kerb and a side garage.

Sit amongst many local amenities, fantastic school catchments and great access to public transport links and M6/M42 Motorways. Additional benefits include gas central heating and double glazing throughout.

We recommend an early viewing to be essential in order to appreciate the space and accommodation available. Please call at your earliest convenience as we anticipate high viewing interest.

Entrance Porch

Double glazed windows to all elevations and tiled flooring.

Entrance Hallway

Laminate flooring and central heating radiator.

Lounge

13' 3" x 12' 4" (4.04m x 3.76m)
Double glazed window to front elevation, central heating radiator, laminate flooring and storage cupboard.

Dining Room

10' 10" x 7' 4" (3.30m x 2.24m)
Double glazed bi fold doors to rear elevation, laminate flooring and central heating radiator.

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)
Double glazed patio doors and window to rear elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor hood, integrated wine cooler, integrated dishwasher and washing machine, tiling to splash prone areas, tiled flooring and central heating boiler.

Conservatory

9' 8" x 7' 9" (2.95m x 2.36m)
Double glazed windows all round, double glazed patio doors to side elevation, central heating radiator and laminate flooring.

Landing

Double glazed window to side elevation, carpet and loft access.

Bedroom One

13' 2" x 8' 9" (4.01m x 2.67m)

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

Bedroom Two

9' 8" x 9' 1" (2.95m x 2.77m)

Double glazed window to rear elevation, carpet, storage cupboard and central heating radiator.

Bedroom Three

9' 5" x 6' 5" (2.87m x 1.96m)

Double glazed window to front elevation, carpet, central heating radiator and storage cupboard.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath with shower over, heated towel rail and tiling to walls and floor.

Front Garden

Laid lawn.

Rear Garden

Patio area, laid lawn, outside tap and shrubs.









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

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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