



Parkfield Drive, BIRMINGHAM

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## Property Description

Burchell Edwards are excited to offer you this stunning three-bedroom family home. This property has been extended and finished to the highest standard providing ample living space for the modern-day family whilst also offering a great location which provides access to local schools, amenities, and public transport links.

## Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations, tiled flooring, storage cupboard, central heating radiator, access to W.C and access to utility.

## Entrance Hallway

Door to front elevation, laminate flooring, central heating radiator and under stairs storage cupboard.

## Lounge

12' 4" x 11' 1" into chimney recess ( 3.76m x 3.38m into chimney recess )  
Double glazed window to front elevation, carpet, central heating radiator and electric fire.

## Reception Room

12' 10" x 10' 3" ( 3.91m x 3.12m )  
Double glazed window to side elevation, fitted storage cupboards and carpet.

## Kitchen/ Diner

19' 9" max x 28' 8" max ( 6.02m max x 8.74m max )  
Two double glazed windows and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, connections for gas cooker, dishwasher, two central heating radiators and spotlights.

## Utility Room

7' 11" x 8' 2" ( 2.41m x 2.49m )  
A range of wall and base units, washing machine and access to garage.



## Landing

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

## Bedroom One

9' 9" x 10' 7" ( 2.97m x 3.23m )

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

## Bedroom Two

11' 9" x 10' 8" max ( 3.58m x 3.25m max )

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

## Bedroom Three

8' 10" max x 7' 8" ( 2.69m max x 2.34m )

Two double glazed windows to front elevation, carpet and storage cupboard.

## Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, p shaped bath, shower, lino flooring, central heating radiator, extractor and tiling to walls.

## Front Garden

Tarmac driveway providing off road parking.

## Rear Garden

Block paved patio, laid to lawn, decking, plants and outside tap.



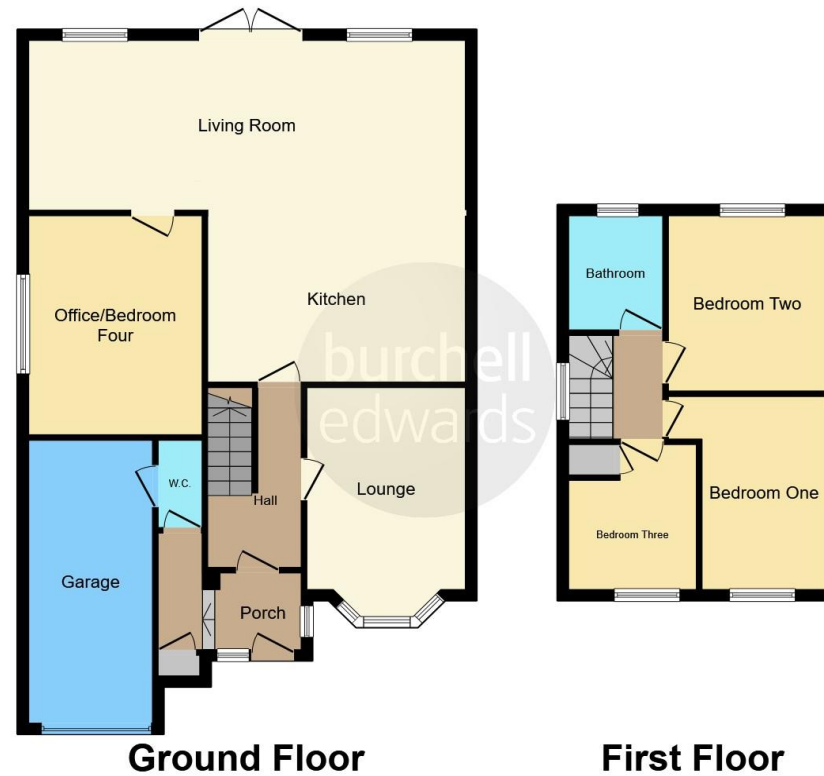












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EPC Rating: C

Tenure: Freehold

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