



Southfield Avenue, Castle Bromwich BIRMINGHAM

burchell  
edwards





### 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, lounge/dining room, fitted kitchen, utility, three bedrooms and a family bathroom. Carrying a beautiful natural light throughout, you will also find there is a private rear garden.

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

Two double glazed windows and door to front elevation.

### Entrance Hallway

Single glazed window to front elevation, door to front elevation, carpet, central heating radiator and under stairs storage.

### Lounge

25' 6" into bay x 13' 1" max ( 7.77m into bay x 3.99m max )

Double glazed bay window to front elevation, double glazed patio doors to rear elevation, two central heating radiators, carpet and gas fire.

### Kitchen

10' 3" x 7' 3" ( 3.12m x 2.21m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, double oven, cooker hood and tiling to splash prone areas.

### Utility Room

6' 11" x 7' 10" ( 2.11m x 2.39m )

Double glazed door and window to rear elevation, tiled flooring, washing machine, sink with drainer unit and central heating boiler.

## Landing

Carpet and loft access.

## Bedroom One

14' 5" into bay x 8' plus wardrobes ( 4.39m into bay x 2.44m plus wardrobes )

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

## Bedroom Two

10' 5" x 13' 1" into wardrobes ( 3.17m x 3.99m into wardrobes )

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

## Bedroom Three

9' 3" x 6' 11" ( 2.82m x 2.11m )

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

## Bathroom

Double glazed opaque window to rear elevation, wash hand basin, W.C, corner bath, shower, vinyl flooring and central heating radiator.

## W.C

Single glazed window to side elevation ,W.C and tiling to splash prone areas.

## Front Garden

Creteprint driveway providing off road parking.

## Rear Garden

Paved patio, laid to lawn and side access to frontage.

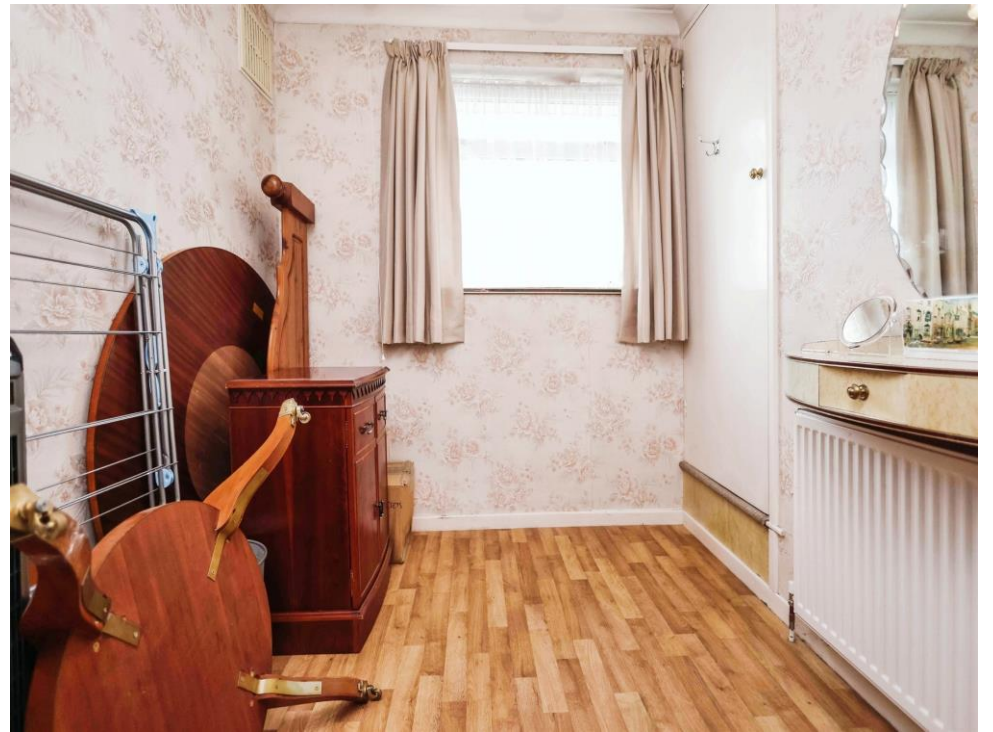
## Garage

18' 10" max x 8' ( 5.74m max x 2.44m )

Up and over doors, storage, power and lighting.



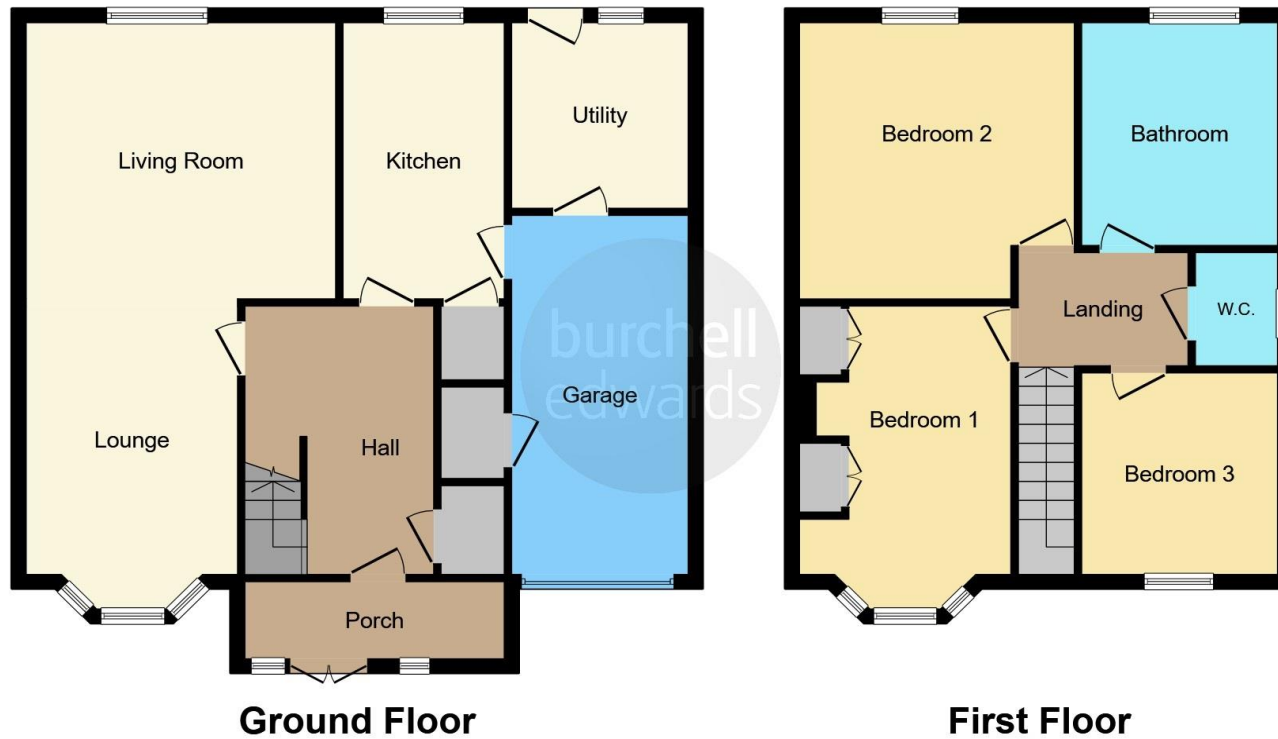












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW209809](http://burchelledwards.co.uk/Property/CBW209809)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBW209809 - 0007