



Packington Avenue, Birmingham

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## Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached family home, situated in the popular area of Shard End (B34).

The property will be sold with no upward chain and briefly comprises a through lounge diner, fitted kitchen, utility area with guest w/c, three bedrooms and a family bathroom.

Upon arrival you will discover dropped kerb access and well maintained gardens to both the front rear.

The property sits amongst many local amenities, great school catchments and public transport links making it an ideal purchase for first time buyers or growing families.

Additional benefits include gas central heating throughout and double glazing where specified. Viewings are definitely recommended to appreciate the space and accommodation available.

## Entrance Porch

Double glazed door to side elevation, double glazed windows to front and side elevations and laminate flooring.

## Entrance Hallway

laminate flooring, central heating radiator, cupboard housing meters and stairs to first floor accommodation.

## Lounge/ Diner

21' 6" max x 14' 3" max ( 6.55m max x 4.34m max ) L shaped room. Double glazed window to front elevation, double glazed patio doors to rear elevation, two central heating radiators and laminate flooring.

## Kitchen

11' 9" max x 10' 3" max ( 3.58m max x 3.12m max ) L shaped room. Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, extractor hood, electric hob, tiling to splash prone areas, laminate flooring, two storage cupboards, space and plumbing for washing machine.

## Utility Area

Door to side elevation and carpet.

## W.C

W.C and carpet.

## Landing

Loft access via hatch, airing cupboard and carpet.

## Bedroom One

13' 4" max into wardrobe x 12' 5" ( 4.06m max into wardrobe x 3.78m )

Two double glazed windows to front elevation, central heating radiator, carpet and built in wardrobe.

## Bedroom Two

7' 9" x 12' 5" ( 2.36m x 3.78m )

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

## Bedroom Three

8' 4" x 7' 9" ( 2.54m x 2.36m )

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

## Bathroom

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

## Front Garden

Lawned area with pathway to front door.

## Rear Garden

Patio area, lawned area, pathway, trees, hedges, shrubs, outside tap, brick built storage shed and gated side access to frontage.











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**EPC Rating: C**

**Tenure: Freehold**

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