

Packington Avenue, Birmingham



Packington Avenue, Birmingham B34 7RH

for sale **£230,000**



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. Doublw glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drianer 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

 $8^{\prime}\,4^{\prime\prime}\,x\,7^{\prime}\,9^{\prime\prime}$ ($2.54m\,x\,2.36m$) 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.











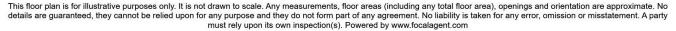






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Burchell Edwards on

T 0121 749 7888 E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Freehold





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| www.rightmove.co.uk | www.zoopla.co.uk