



Burrow Hill Close, BIRMINGHAM

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## Property Description

Burchell Edwards are pleased to offer this well presented four bedroom detached home situated in a quiet cul de sac on the parkfields estate in Castle Bromwich. The location is a key selling point being within 0.8 mile of St Mary & St Margarets Primary School, 1 mile from Parkhall Academy, 0.8 mile from the heart of Castle Bromwich and good transport links to Birmingham Airport, Resorts World and Motorways. The property comprises spacious lounge, kitchen, snug, utility, downstairs bedroom with its own shower room, three bedrooms upstairs and wrap around garden.

## Entrance Porch

Double glazed door to side elevation and laminate flooring.

## Snug

8' 3" x 8' 11" ( 2.51m x 2.72m )

Double glazed patio doors to rear elevation, central heating radiator and laminate flooring.

## Lounge

21' 1" x 13' 1" from cupboard to chimney ( 6.43m x 3.99m from cupboard to chimney )

Double glazed window to front elevation, double glazed patio doors to rear elevation, central heating radiator, log burner, under stairs storage and oak flooring.

## Dining Room/ Bed 4

12' 11" x 9' 4" ( 3.94m x 2.84m )

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

## Kitchen

16' 4" x 7' 10" ( 4.98m x 2.39m )

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, dishwasher, tiling to splash prone areas, lino flooring and central heating radiator.

## Utility Room

6' 8" x 9' 8" ( 2.03m x 2.95m )

Double glazed door and window to rear elevation, sink with drainer unit, spotlights, lino flooring, central heating radiator and W.C.

## Landing

Loft access via hatch and carpet.

## Bedroom One

12' 8" x 9' 5" ( 3.86m x 2.87m )

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

## Bedroom Two

8' 2" x 9' ( 2.49m x 2.74m )

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

## Bedroom Three

7' 5" x 8' 5" ( 2.26m x 2.57m )

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

## Bathroom

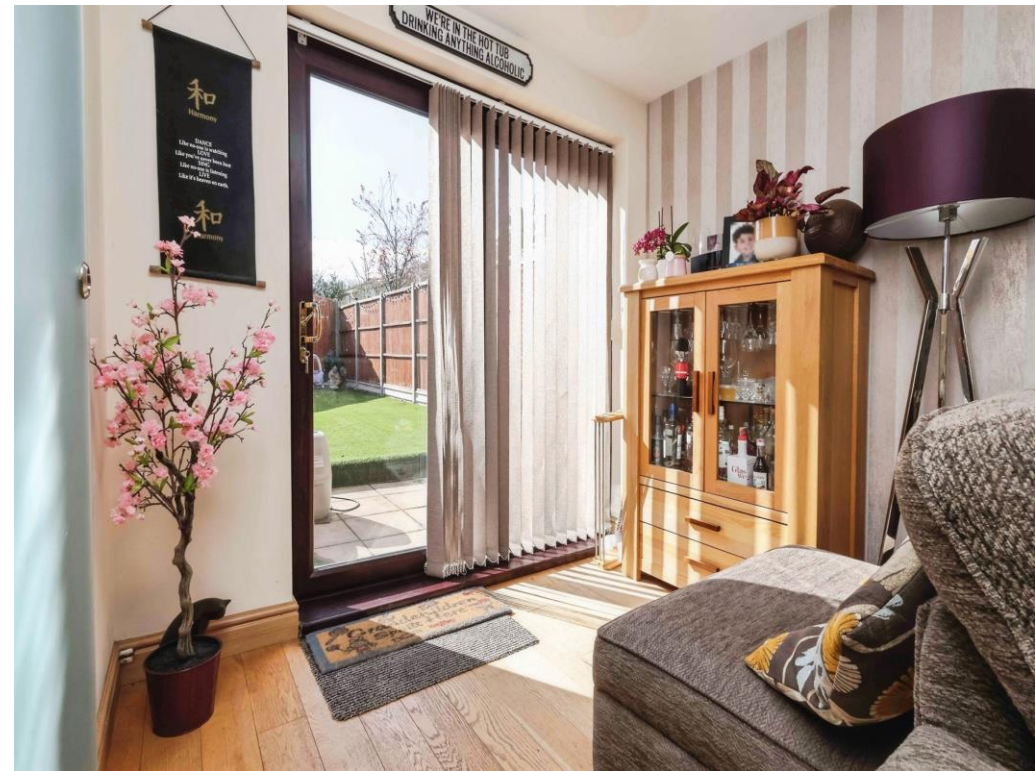
Two double glazed windows to rear elevation, bath with shower over, W.C, wash hand basin, heated towel rail, fully tiled walls and airing cupboard.

## Ground Floor W.C

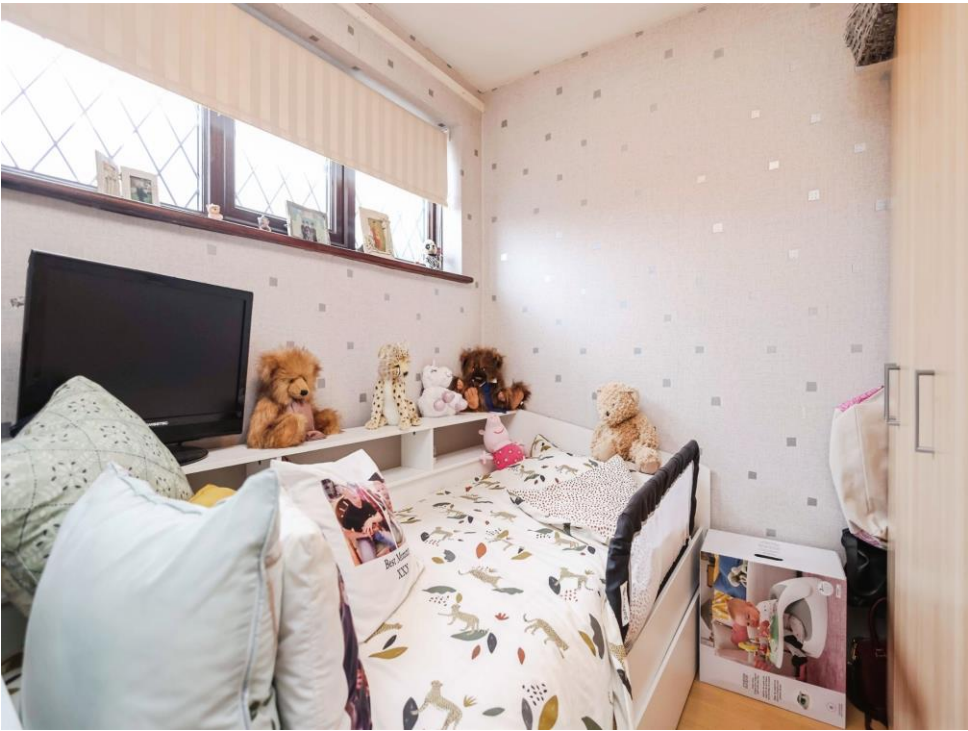
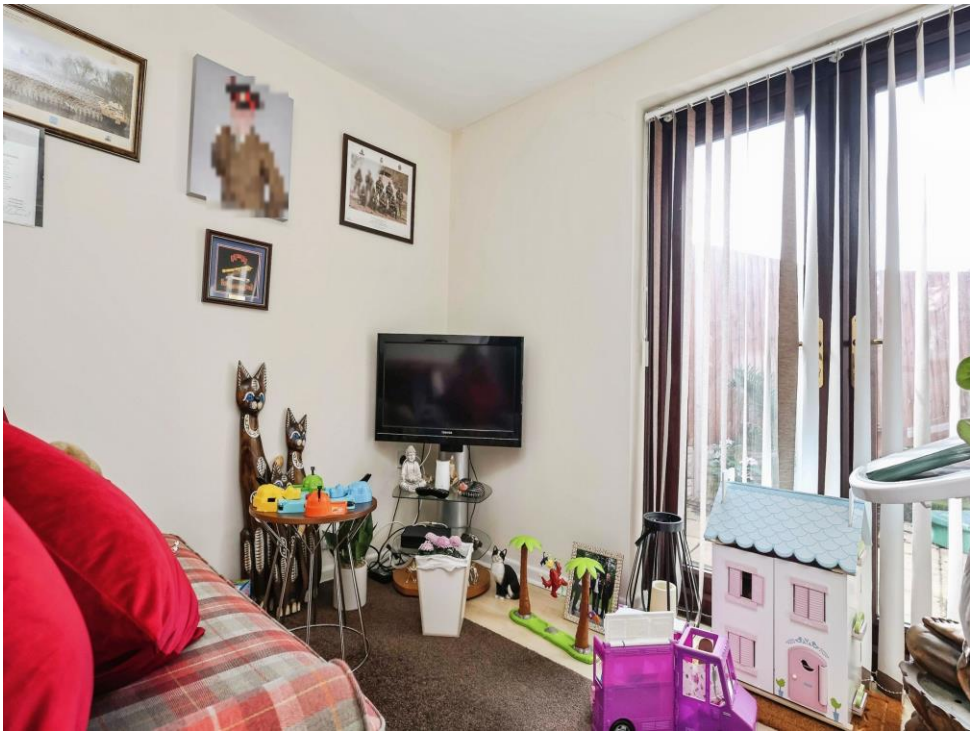
Window to side elevation, W.C, wash hand basin, central heating radiator and laminate flooring.

## Shower Room

Shower cubicle, wash hand basin, extractor and fully tiled walls.

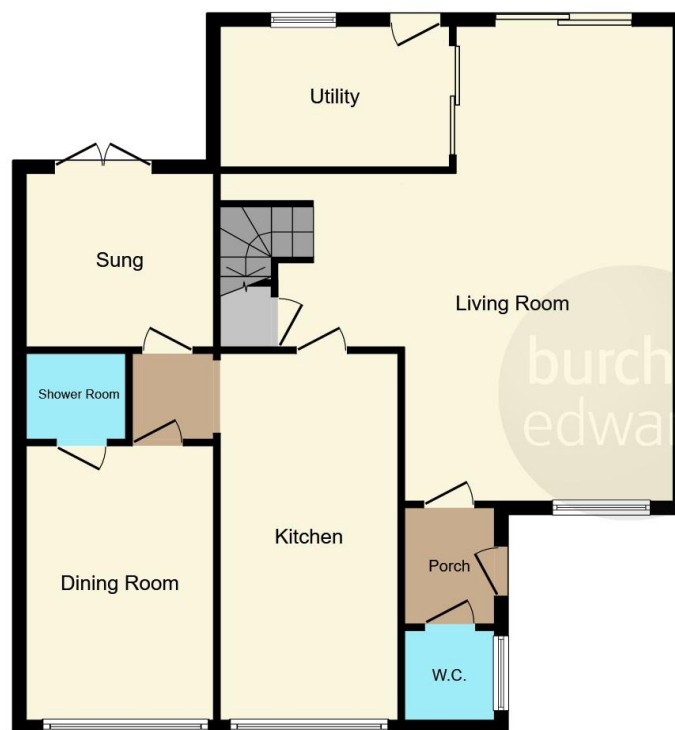












**Ground Floor**



**First Floor**

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**EPC Rating: Awaited**

**Tenure: Freehold**

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