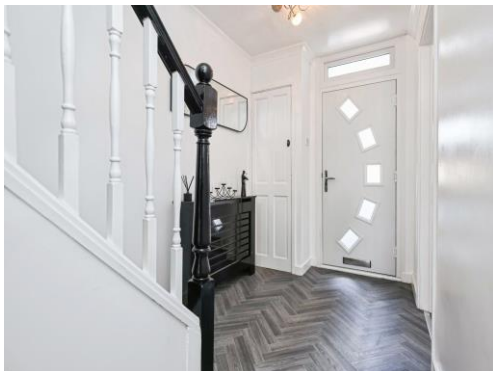




Packington Avenue, Birmingham





Property Description

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

The property in brief comprises a through lounge diner, fitted kitchen, utility area, three bedrooms and a family bathroom.

Upon arrival you will discover off-road parking by way of a driveway and a well maintained garden to the 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

Door to front elevation and vinyl flooring.

Entrance Hallway

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

Through Lounge

24' 10" x 12' 6" max into recess (7.57m x 3.81m max into recess)

Double glazed windows to front and rear elevations, two central heating radiators and laminate flooring.

Kitchen

11' 3" max x 7' 6" max (3.43m max x 2.29m max)
Double glazed window to rear elevation, door accessing utility room, a range of wall and base units with work surface over incorporating a sink with drainer unit, plumbing for dishwasher, space for appliances, tiling to splash prone areas and vinyl flooring.

Utility Room

14' 6" max x 9' 10" max (4.42m max x 3.00m max)
L shaped room. Double glazed window to side elevation, door to garden, door to shared entry, tiled flooring, wall and base storage units, space and plumbing for washing machine.

Landing

Loft access via hatch, carpet and cupboard housing central heating boiler.

Bedroom One

11' 5" max into door recess x 12' 6" (3.48m max into door recess x 3.81m)

Two double glazed windows to front elevation, central heating radiator and laminate flooring.

Bedroom Two

11' 8" x 10' 6" max into door recess (3.56m x 3.20m max into door recess)

Two double glazed windows to rear elevation, laminate flooring, central heating radiator and storage cupboard.

Bedroom Three

8' 6" x 13' 9" max (2.59m x 4.19m max)

Two double glazed windows to front elevation, central heating radiator, laminate flooring, built in wardrobe and large storage cupboard.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with storage unit, bath with shower over, heated towel rail, vinyl flooring.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Patio area, lawned area, outside tap, trees and shrubs, storage shed and fencing to all boundaries.









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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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