



Whittleford Grove, Birmingham

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## Property Description

Burchell Edwards are delighted to bring to market this three bedroom detached home, situated in the heart of Castle Bromwich (B36).

Upon arrival you will discover ample off-road parking by way of a driveway and garage. The property in brief comprises an entrance hallway, lounge, fitted breakfast kitchen, conservatory, three bedrooms and a family bathroom.

Making an ideal purchase for couples or growing families alike, the property sits as part of a quiet cul-de-sac in the very popular Parkfield Estate. With great transport links and Water Orton Train Station less than a 10 minute drive away, you will be well aided by an easy commute into Birmingham City Centre as well as being surrounded by a variety of local shops/amenities.

With the additional benefits of double glazing and gas central heating throughout, you will appreciate how well the property has been maintained. Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Porch

Laminate flooring.

## Entrance Hallway

Laminate flooring, central heating radiator and stairs to first floor accommodation.

## Lounge

Double glazed bay window to front elevation, central heating radiator, under stairs storage cupboard and gas fire place.

## Breakfast Kitchen

Two double glazed windows and double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, breakfast bar, integrated oven and grill, space and plumbing for washing machine, tiling to splash prone areas, laminate flooring and central heating boiler housed.

## Conservatory

Double glazed windows to all elevations, double glazed patio doors to side elevation, tiled flooring.

## Landing

Double glazed window to side elevation, capret, loft access via hatch and storage cupboard.

## Bedroom One

Double glazed window to front elevation, central heating radiator, laminate flooring, built in wardrobe with sliding mirrored doors.

## Bedroom Two

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

## Bedroom Three

Double glazed window to front elevation, central heating radiator, laminate flooring, built in wardrobe with sliding doors.

## Bathroom

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

## Rear Garden

Laid to lawn, patio area, outside tap and fencing to all boundaries.

## Front Garden

Driveway providing off road parking and access to garage.















To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold

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