



The Parklands, Birmingham

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## Property Description

A spacious three bedroom semi detached family home in a quiet cul de sac in Erdington that is offered for sale with no upward chain and would be the perfect first time buy or buy to let! Offering two reception rooms on the ground floor, plus a conservatory, modern kitchen and bathroom, three good bedrooms and a huge rear garden owing to the large corner plot the property sits within! Book your viewing with Burchell Edwards today!

## Entrance Porch

Double glazed door and window to front elevation.

## Entrance Hallway

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

## Lounge

17' into bay x 13' ( 5.18m into bay x 3.96m )  
Two double glazed aluminium sliding door to rear elevation, stairs to first floor and central heating radiator.

## Dining Room

10' x 7' 6" max ( 3.05m x 2.29m max )  
Built in storage, laminate flooring and central heating radiator.

## Kitchen

10' 2" x 5' 4" ( 3.10m x 1.63m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, electric oven, gas hob, extractor hood, integrated fridge and tiled floor.

## Converted Garage

Up and over door, work surface, light point and power supply.

## Conservatory

9' x 8' 3" ( 2.74m x 2.51m )  
Double glazed window to rear elevation and double glazed door giving access out to the rear garden.



## Landing

Loft access.

## Bedroom One

9' into wardrobes x 13' 3" to wardrobe front ( 2.74m into wardrobes x 4.04m to wardrobe front )  
Double glazed windows to rear elevation, built in wardrobes and central heating radiator.

## Bedroom Two

7' 1" max x 13' 1" ( 2.16m max x 3.99m )  
Double glazed window to rear elevation, over stairs storage and central heating radiator.

## Bedroom Three

7' 10" x 7' 1" ( 2.39m x 2.16m )  
Three double glazed windows to front elevation and central heating radiator.

## Bathroom

Double glazed window to front elevation, bath with shower over, wash hand basin, WC, laminate floor, storage cupboard and tiling to walls.

## Garden

Landscaped rear garden, mainly slabbed, gated access to front elevation and fence to boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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