



Parkdale Road, BIRMINGHAM





## Property Description

This stunning semi-detached home is impeccably maintained and located in a highly desirable area. The layout includes an open concept living, dining, and kitchen space, a guest bathroom, two bedrooms, a first-floor bathroom, a low-maintenance backyard, a garage at the rear, and parking for two vehicles.

## Front Garden

Tarmac driveway providing off road parking, gated side access to rear garden and fencing to boundaries.

## Entrance Porch

Double glazed doors to front elevation, double glazed windows to side elevations, cupboard housing meters and tiled flooring.

## Entrance Hallway

Double glazed window to side elevation, wooden flooring, central heating radiator, stairs to first floor accommodation and doors off to:

## Guest W.C

Double glazed obscure window to side elevation, W.C, wash hand basin, tiled flooring, space and plumbing for washing machine.

## Lounge/ Diner

32' 2" into bay x 12' 1" max ( 9.80m into bay x 3.68m max )

Double glazed bay window to front elevation, two central heating radiators, wooden flooring and gas fire.

## Kitchen Area

9' 3" x 13' 8" ( 2.82m x 4.17m )

Double glazed window to side elevation, double glazed patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven, five ring gas hob with extractor over, dishwasher, space for fridge freezer, spotlights and tiling to splash prone areas.



## Landing

Double glazed window to rear elevation, loft access via hatch and airing cupboard housing central heating boiler.

## Bedroom One

12' 4" into bay x 10' 10" max ( 3.76m into bay x 3.30m max )

Double glazed bay window to front elevation and central heating radiator.

## Bedroom Two

9' 6" x 9' 7" ( 2.90m x 2.92m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

9' 7" max x 4' 3" ( 2.92m max x 1.30m )

Double glazed obscure window to side elevation, double glazed obscure window to front elevation, W.C, wash hand basin, corner bath with shower over, heated towel rail, full height tiling and tiled flooring.

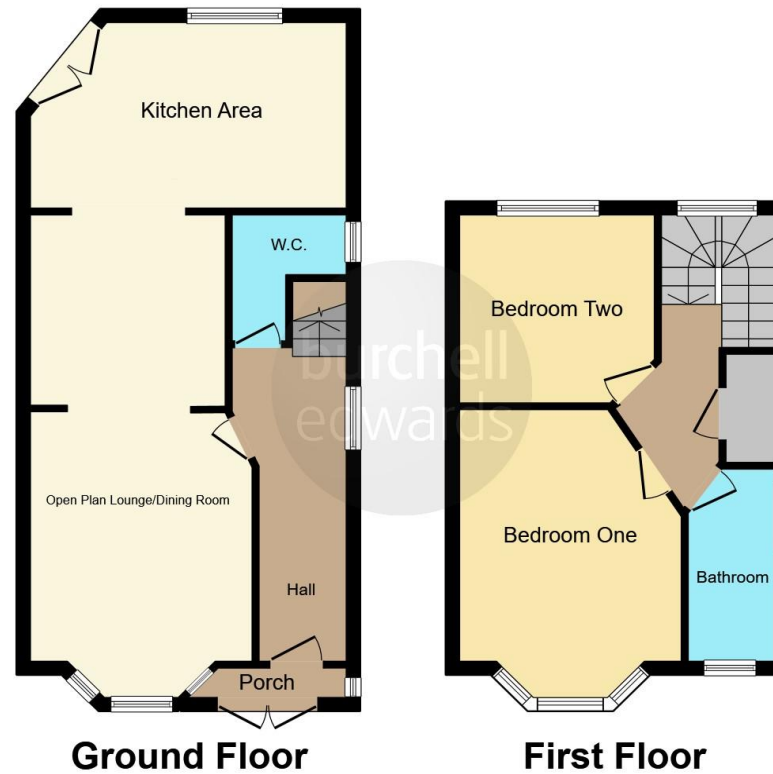
## Rear Garden

Paved patio area leading to lawn, paved pathway, fencing to all boundaries, access to garage and access to park at rear of property.









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Tenure: Freehold

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