



Parkdale Road, Birmingham

Parkdale Road, Birmingham B26 3UU

for sale offers over
£350,000



Property Description

An immaculately presented, much improved and extended, four bedroom detached property. Accommodation comprises, entrance hallway, lounge, fitted kitchen diner, and utility. First floor accommodation landing, four bedrooms, family bathroom and separate shower room. Property further benefits from double glazing, gas central heating, off road parking and rear garden.

Entrance Porch

Double glazed door to front elevation and double glazed door into:

Entrance Hallway

Under stairs storage cupboard, central heating radiator, wood effect laminate flooring and door into:

Lounge

21' 7" into bay x 11' 8" max into recess (6.58m into bay x 3.56m max into recess)

Double glazed bay window to front elevation, two central heating radiators, feature gas fire with inset and surround and double doors into:

Kitchen

14' 11" max x 14' 10" max (4.55m max x 4.52m max)

L shaped room. Double glazed window and double opening doors to rear elevation, a range of wall and base units with roll top quartz work surface over incorporating a stainless steel sink with mixer tap and drainer unit, space and connections for range cooker, extractor hood, central heating radiator and breakfast bar.

Utility Room

8' 9" x 4' 8" (2.67m x 1.42m)

Double glazed door to side elevation, space and plumbing for washing machine and tumble dryer, a range of wall and base storage units with roll top work surface over, stainless steel sink with drainer unit.

Landing

Double glazed window to side elevation, loft access with drop down ladders, airing cupboard and all doors off to:

Bedroom One

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

Double glazed bay window to front elevation, wood effect laminate flooring, central heating radiator.

Bedroom Two

8' 10" x 9' 4" (2.69m x 2.84m)

Mezzanine bedroom. Double glazed velux window to side elevation, wood effect laminate flooring and central heating radiator.

Bedroom Three

7' 3" x 9' 5" (2.21m x 2.87m)

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

Bedroom Four

7' 4" x 7' 4" plus door recess (2.24m x 2.24m plus door recess)

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

Bathroom

Double glazed windows to rear and side elevations, W.C, wash hand basin, shower over bath, tiling to splash prone areas.

Shower Room

W.C, shower cubicle, wash hand basin, fully tiled, tiled flooring, extractor and central heating radiator.

Rear Garden

Paved patio area, outside tap, two wall lighting points, lawned areas, fencing to all boundaries and decked area at rear with electric powered summer house.









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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Tenure: Freehold

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