



Hurst Lane North, Birmingham





Hurst Lane North, Birmingham, B36 0EY

for sale offers in the region of  
**£270,000**



### Property Description

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

Upon arrival you will discover off-road parking by way of driveway. and there is also space at the rear to facilitate extra parking in the garden with rear access The property in brief compromises an entrance porch, hallway, lounge dining area fitted kitchen, 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

Double glazed surround and tiled flooring.

### Entrance Hallway

Storage cupboard, central heating radiator, laminate flooring, stairs to first floor accommodation.

### Lounge

17' 1" x 9' 11" ( 5.21m x 3.02m )  
Double glazed sliding patio doors to rear elevation and laminate flooring.

### Dining Area

9' 8" x 6' 2" ( 2.95m x 1.88m )  
Double glazed window to rear elevation, central heating radiator and laminate flooring.

### Kitchen

12' 7" max x 6' 7" max ( 3.84m max x 2.01m max )  
L shaped room. Double glazed door and window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, electric hob, extractor, tiling to splash prone areas, plumbing for dishwasher and washing machine.

## Landing

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

## Bedroom One

13' x 10' 1" max ( 3.96m x 3.07m max )

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

## Bedroom Two

10' 10" x 8' 9" ( 3.30m x 2.67m )

Double glazed window to front elevation, central heating radiator, laminate flooring and storage cupboard.

## Bedroom Three

8' 3" x 6' 8" ( 2.51m x 2.03m )

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

## Bathroom

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

## Front Garden

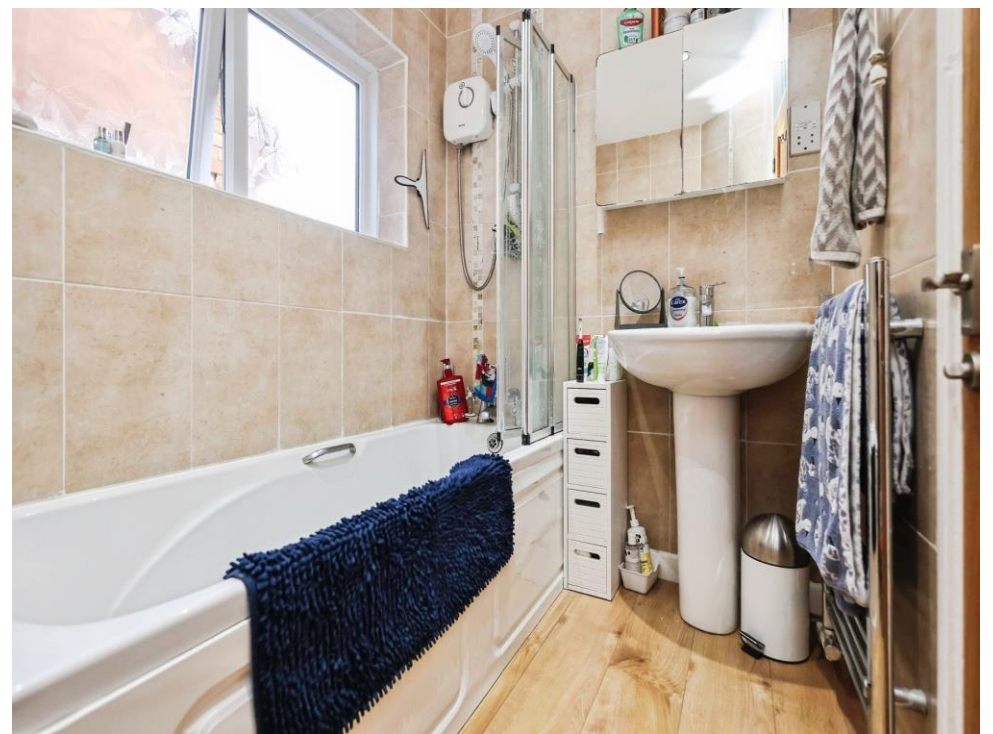
Driveway providing off road parking.

## Rear Garden

Lawned area, patio area, gravel area, timber storage shed, gated rear access, outside tap, concrete area, plant beds, pond and fencing to all boundaries.





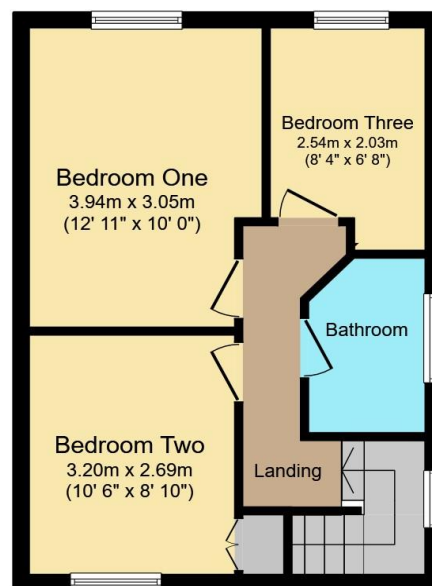








**Ground Floor**



**First Floor**

**floor plan**

Total floor area 80.0 m<sup>2</sup> (862 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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