



**11 PARKFIELD CLOSE**  
EDGBASTON, BIRMINGHAM B15 2NP

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS





# 11 PARKFIELD CLOSE

£599,950

EDGBASTON

A modern detached house in a small cul de sac in the heart of prime Edgbaston. Two reception rooms, conservatory, modern kitchen, utility, four bedrooms, two bath/shower rooms. Driveway and garage. No upward chain.

## Situation

Parkfield Close is small cul de sac situated off Elvetham Road in a highly sought-after residential location. Birmingham City Centre lies some two miles distant and FiveWays railway station is just a few hundred metres away for access to Birmingham New Street Station which is just one stop down the line. The property abuts the sports playing fields of West House School, one of the area's popular independent prep schools for boys aged 4 - 11.

## Description

11 Parkfield Close is a 1990's modern detached house which offers approximately 1624 sq ft (151 sq m) of well laid out accommodation set over two floors. The property benefits from timber framed double glazing throughout.

The house is entered via a part glazed front door leading into the reception hall which has under stairs storage cupboard, and a guest cloakroom WC. The living room is spacious and has a bay window to the front as well as feature a fireplace. A door off to one end leads into the dining room (also accessed via the kitchen) with in-turn leads through some sliding patio doors into the large double glazed conservatory.

The kitchen is fitted with modern shaker style base and wall mounted units with smart black granite work-tops. Integrated appliances include a Bosch electric oven and grill, Bosch four ring gas hob with extractor over, and a CDA integrated tumble dryer. The adjacent utility room provides further fitted units and space and plumbing for a washing machine. One of the cupboards houses the modern Worcester Greenstar gas central heating boiler. A glazed door leads out to the garden and a further door provides access to the integral garage.

On the first floor is a landing with loft access hatch and the airing cupboard which houses a pressurised hot water cylinder.

Bedroom 1 is a good sized room with extensive fitted wardrobes to one wall and window overlooking the front aspect. The en suite wet-room is well appointed and modern, having a shower with hinged glass screen, WC, and wash basin. Bedroom 2 is a larger double room with two windows overlooking the rear garden. Bedroom 3, whilst smaller, could still accommodate a double bed, whereas bedroom 4 is currently set out as a dressing room/office with fitted wardrobes to two walls. The family bathroom is modern and stylish with a double ended freestanding bath, corner shower enclosure, WC, circular wash basin set on top of an oak vanity unit.

## Outside

To the front of the property is an established fore-garden and tarmac driveway providing off road parking for two cars and leading up to the integral single garage. To the rear is a low-maintenance hard landscaped garden which is extensively paved and set into two main tiers providing excellent options for outdoor seating and entertaining. To the left hand side of the house is some additional land where there is currently a uPVC storage shed but which offers some potential scope for side extension if desired (subject to any necessary consents).

## General Information

**Tenure:** The property is understood to be Freehold. Parkfield Close is a private road and there is a small estate charge which is currently £135 annually. In addition there is a Calthorpe Estate management charge which is approximately £70 per annum.

**Council Tax:** Band F

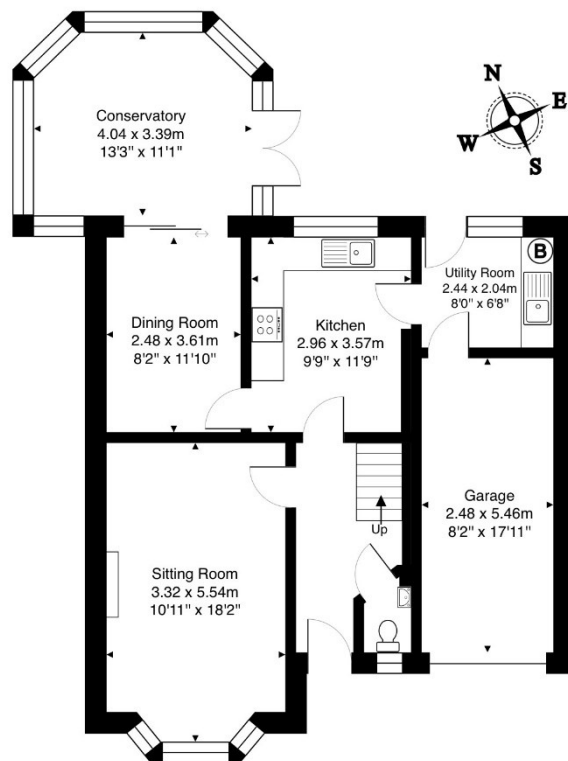
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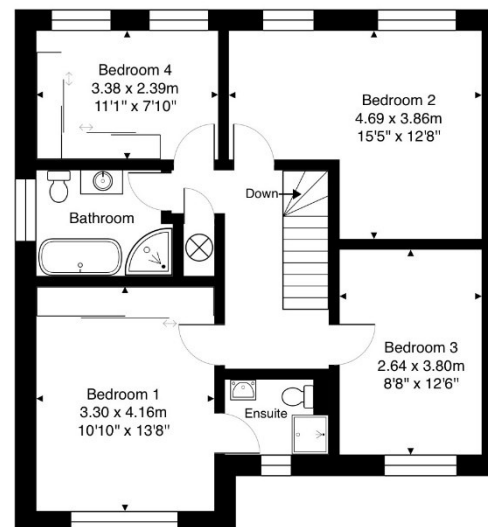


To view this property call Robert Powell on **0121 454 6930**

# **Ground Floor** Area: approx 82.5 m² ... 888 ft²



# **First Floor** Area: approx 68.4 m² ... 736 ft²



11 Parkfield Close, Edgbaston, Birmingham, B15 2NP.

Total Area: approx 150.9 m² ... 1624 ft²

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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