Southfield Avenue
Castle Bromwich Birmingham

burchell edwards

Southfield Avenue
Castle Bromwich Birmingham B36 9AX

for sale
£345,000

Property Description

This property is ideally suited to families seeking both space and convenience, occupying a popular residential location on Southfield Avenue, Birmingham, B36.

The accommodation comprises three well-proportioned bedrooms, a family bathroom, and two versatile reception rooms, offering ample space for everyday living, entertaining guests, or creating a dedicated home office.

Conveniently situated close to a range of local amenities, well-regarded schools, and nearby parks and green spaces, the property is perfectly placed for family life. Excellent road, bus and rail connections provide easy access to Birmingham City Centre and surrounding areas, making it an ideal choice for commuters.

Offering generous living accommodation in a sought-after location, this property presents an excellent opportunity for first-time buyers, growing families, and investors alike.

Early viewing is highly recommended.

Entrance Porch

Double glazed windows to front and side elevation,

Entrance Hallway

Double glazed window to front elevation, storage cupboard, central heating radiator, carpet and stairs to first floor accommodation.

Lounge

Double glazed patio doors and window to rear elevation, central heating radiator, feature fireplace and carpet.

Dining Room

Double glazed bay window to front elevation, central heating radiator, carpet and door to rear elevation.

Guest W.C

W.C, wash hand basin and central heating radiator.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated dishwasher, wine cooler, spotlights, tiled flooring, vertical wall radiator, door to side elevation, space and plumbing for washing machine.

Utility Room

Double glazed door to rear elevation, double glazed window to front elevation, space and plumbing for washing machine, wall and base units, central heating radiator and tiled flooring.

Landing

Loft access via hatch and carpet.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, central heating radiator, carpet, spotlights, fitted wardrobes with mirrored sliding doors.

Bedroom Three

Double glazed window to rear elevation, central heating radiator, carpet and storage cupboard.

Bathroom

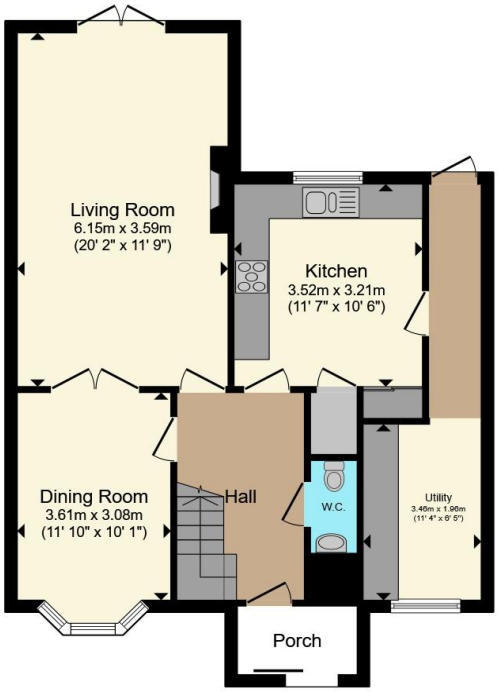
Double glazed window to rear elevation, wash hand basin with vanity unit, shower cubicle, bath, heated towel rail, spotlights, tiled flooring,

Separate W.C

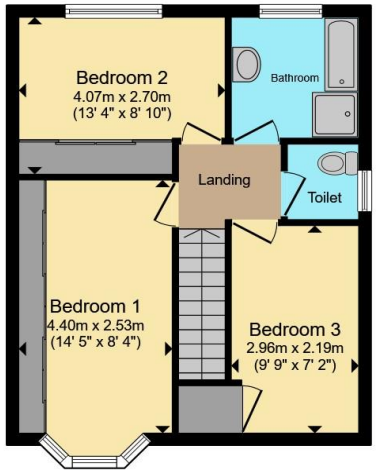
Double glazed window to side elevation, W.C, heated towel rail, tiled flooring and spotlights.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 125.4 m² (1,350 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

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: D

Council Tax
Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211598

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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