



Southfield Avenue
Castle Bromwich Birmingham

burchell
edwards

Southfield Avenue Castle Bromwich Birmingham B36 9BA

for sale offers over
£325,000



Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached family home situated on the sought after Southfield Avenue, in the heart of Castle Bromwich (B36).

This property has great potential to become the perfect family home as it offers plenty of space throughout and will be sold with no upward chain. Briefly comprising an entrance porch, hallway, through lounge, kitchen, utility area, garage with WC facilities, three bedrooms and a family bathroom.

Upon arrival you will discover a driveway and garage that provides ample parking and to the rear, a mature garden with gated side access, which lends itself perfectly to a generous plot- perfect for entertaining.

Located in the very popular residential area of Castle Bromwich sat amongst many local amenities/ eateries, nearby frequent transport links and a great catchments area for both primary and secondary schools.

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.

Entrance Hallway

Double-glazed opaque window to front elevation. Central heating radiator and stairs to first floor accommodation. Two ceiling light points, carpet flooring, and cloakroom.

W.C.

W.C. (located within the garage), ceiling light point.

Lounge

Double-glazed Bay window to front elevation, double glazed window to rear elevation, and upvc patio door to rear elevation leading to the

garden. Carpet flooring, eight wall lights and three central heating radiators.

Kitchen

Door to side elevation leading to the utility room. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Carpet flooring, central heating radiator and store cupboard.

Utility Room

Double-glazed window to rear elevation, double glazed upvc door to rear elevation leading to the garden, and door to front elevation leading to the garage. A stainless-steel sink with drainer unit, vinyl flooring, ceiling light point, space and plumbing for washing machine.

Landing

Loft access via hatch, ceiling light point, and carpet flooring.

Bedroom One

Double-glazed Bay window to front elevation. Central heating radiator, carpet flooring and ceiling light point.

Bedroom Two

Double-glazed window to rear elevation. Central heating radiator, carpet flooring, ceiling light point and fitted wardrobes.

Bedroom Three

Double-glazed window to front elevation. Central heating radiator, carpet flooring, ceiling light point and storage cupboard.

W.C.

Double-glazed opaque window to side

elevation. W.C., carpet flooring and ceiling light point.

Bathroom

Double glazed window to rear elevation. W.C. and wash hand basin, a bidet, bath with shower over, ceiling light point, and carpet flooring.

Front Garden

Small lawned area.

Rear Garden

Large lawned area, gated side access and fencing to all boundaries.

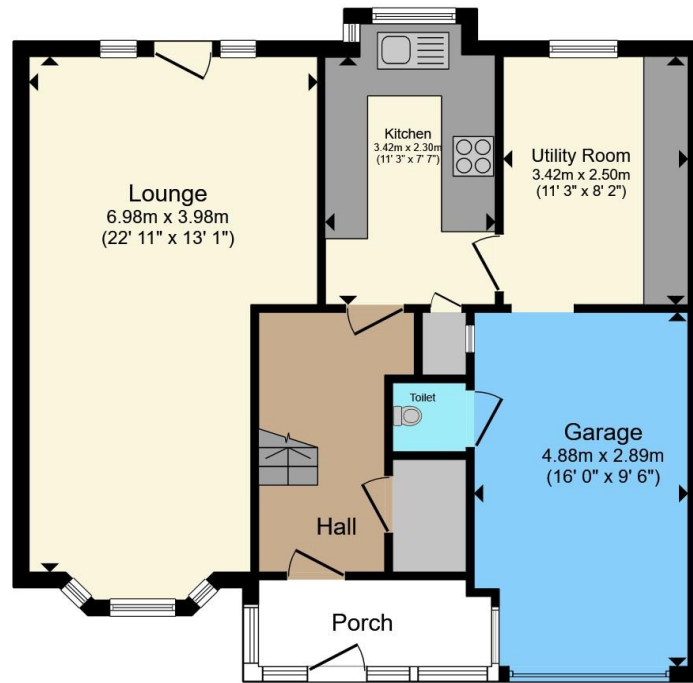
Parking

Paved driveway with dropped kerb, garage.

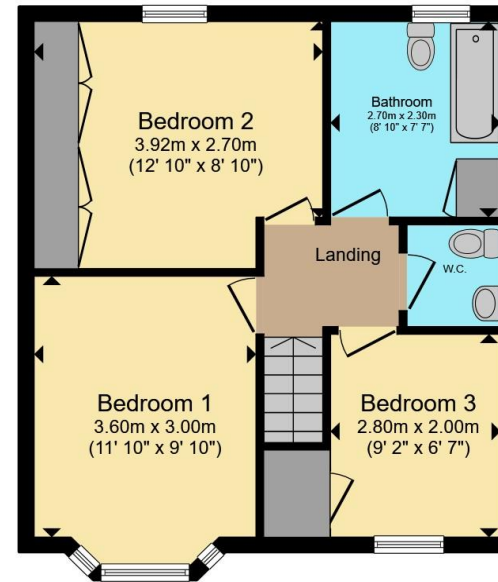








Ground Floor



First Floor

Total floor area 113.3 m² (1,220 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
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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