



73 Parkfield Drive, Birmingham, B36 9TJ

£425,000

This well presented extended modern detached home is not to be missed. Situated in a popular residential location with good access to motorway links, schools and shops. The property briefly comprises porch, hallway, two reception rooms, extended refitted kitchen/dining/family room with bifold doors leading to rear garden, three double bedrooms and family bathroom. There is a good sized rear garden and a driveway to the front for ample parking. This property must be viewed to appreciate the size and standard of home on offer ! Call Now to view !

Approach

Via a driveway for ample parking.



Porch

Double glazed door to front, double glazed window to front and side, spotlight to ceiling

Entrance Hallway

Double glazed door to front, radiator, understairs storage, stairs to first floor accommodation and ceiling light point.



Lounge

13'10 max x 11' max (4.22m max x 3.35m max)

Double glazed bow window to front, radiator and ceiling light point.



Reception Room Two

10 x 13'03 (3.05m x 4.04m)

Double glazed window to fore, radiator and ceiling light point.



Extended Kitchen/Dining/Family Room

25' x 17'03 (7.62m x 5.26m)

Having a refitted modern kitchen comprising wall, base and drawer units, island with hot tap, sink and drainer, integrated full length fridge, integrated full length freezer, dishwasher, wine cooler, five ring gas hob, oven, microwave and food warmer. Three radiators, storage cupboard, double glazed bifold doors to rear garden, double glazed sky lantern, two wall light points and spotlights to ceiling.



Utility Room

7'04 x 4'01 to cupboards (2.24m x 1.24m to cupboards)
Plumbing for washing machine and tumble dryer, floor to ceiling storage and spotlights to ceiling.

Bedroom One

10min/18'08 max x 11'06 to robes (3.05mmin/5.69m max x 3.51m to robes)

Two double glazed windows to front, radiator, built in wardrobes and dressing table with drawers to side, storage cupboard, radiator and two ceiling points.



Bedroom Two

12'02 max x 9'07 (3.71m max x 2.92m)

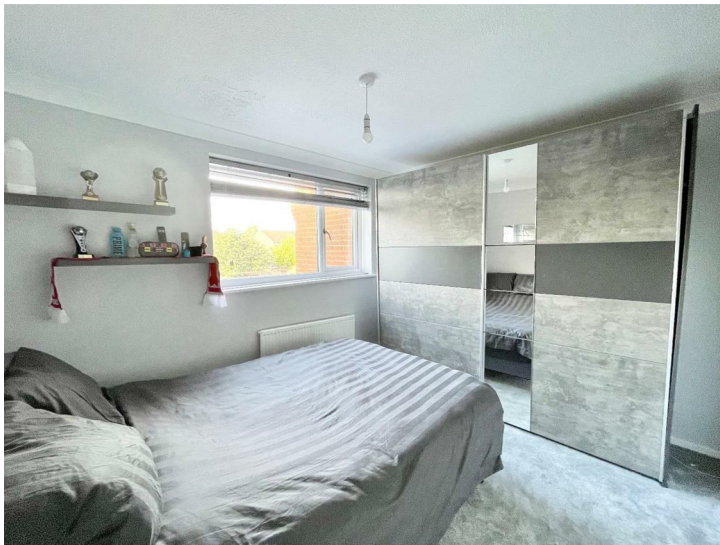
Double glazed window to front, built in wardrobes, radiator and ceiling light point.



Bedroom Three

10'07 x 9'04 (3.23m x 2.84m)

Double glazed window to rear, radiator and ceiling light point.



Refitted Bathroom

17'06 x 5'11 (5.33m x 1.80m)

Two double glazed obscure windows to rear, wash hand basin with drawers below, low level w/c, bath, separate shower enclosure, two heated towel rails and spotlights to ceiling.



Rear Garden

Enclosed to neighboring boundaries, artificial grass, paved patio area and gated access to front.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

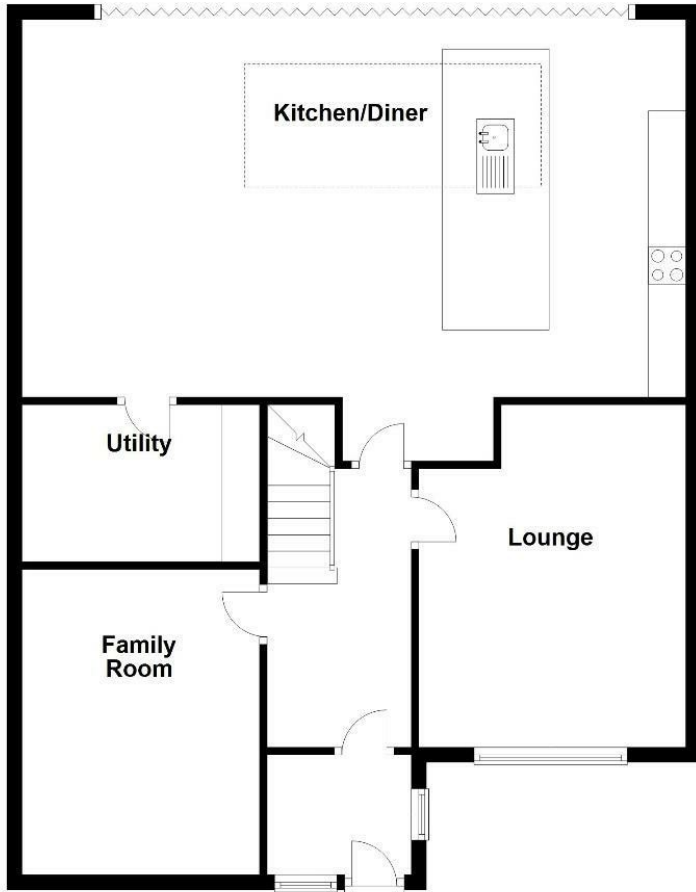
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - C

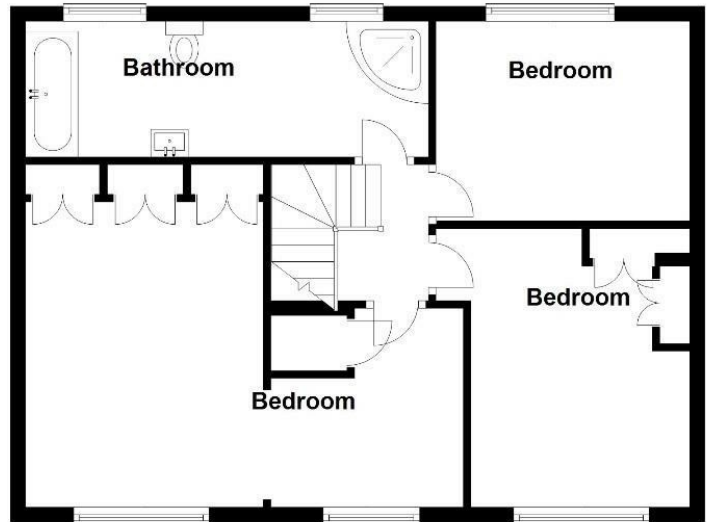
Ground Floor

Approx. 95.4 sq. metres (1026.4 sq. feet)

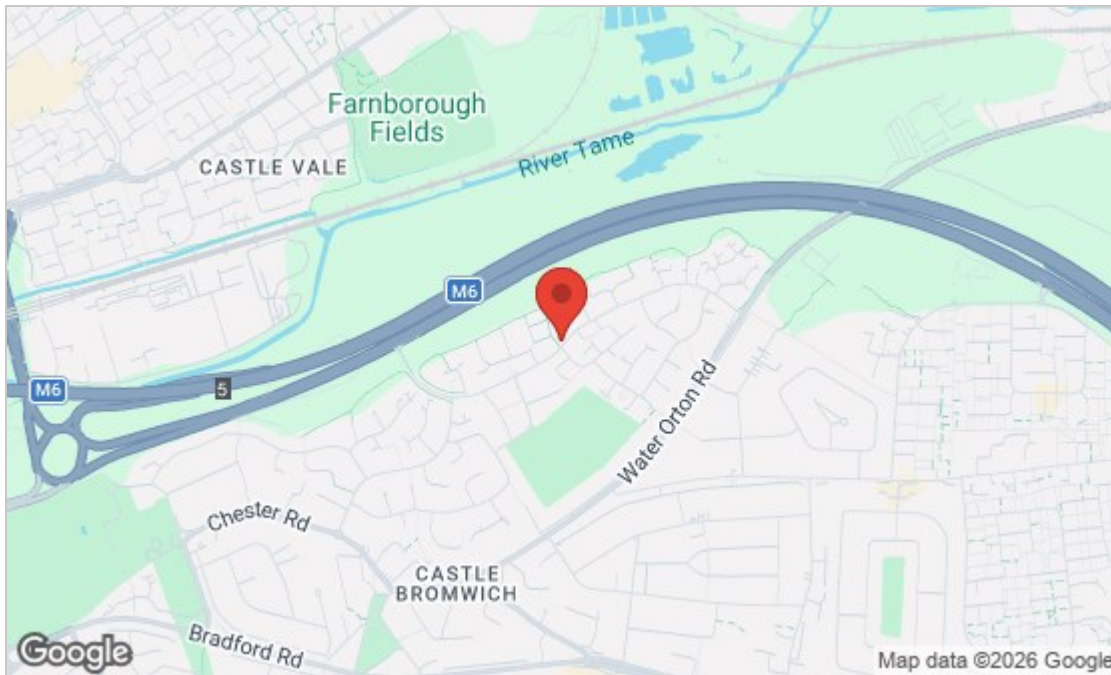


First Floor

Approx. 57.7 sq. metres (621.5 sq. feet)



Total area: approx. 153.1 sq. metres (1647.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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