



Parkfield Drive, BIRMINGHAM

**burchell  
edwards**





## Property Description

This is a beautifully presented two double bedroom first floor flat perfect for a first time buyer or downsizer! Large lounge/ dining area, modern fitted kitchen, two double bedrooms and a bathroom, plenty of storage space used as a walk in wardrobe! No work needed ready to move straight in!

## Lounge

18' x 8' 9" ( 5.49m x 2.67m )

Double glazed window to rear elevation, central heating radiator.

## Kitchen

6' 11" x 10' 7" ( 2.11m x 3.23m )

A range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, central heating radiator, vinyl flooring, tiling to splash prone areas, central heating boiler housed.

## Bedroom One

10' 4" x 12' 5" ( 3.15m x 3.78m )

Two double glazed windows to front elevation, central heating radiator and walk in wardrobe.

## Bedroom Two

7' x 12' 6" ( 2.13m x 3.81m )

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

## Bathroom

W.C, wash hand basin, bath with electric shower over, heated towel rail., tiling to splash prone areas and vinyl flooring.

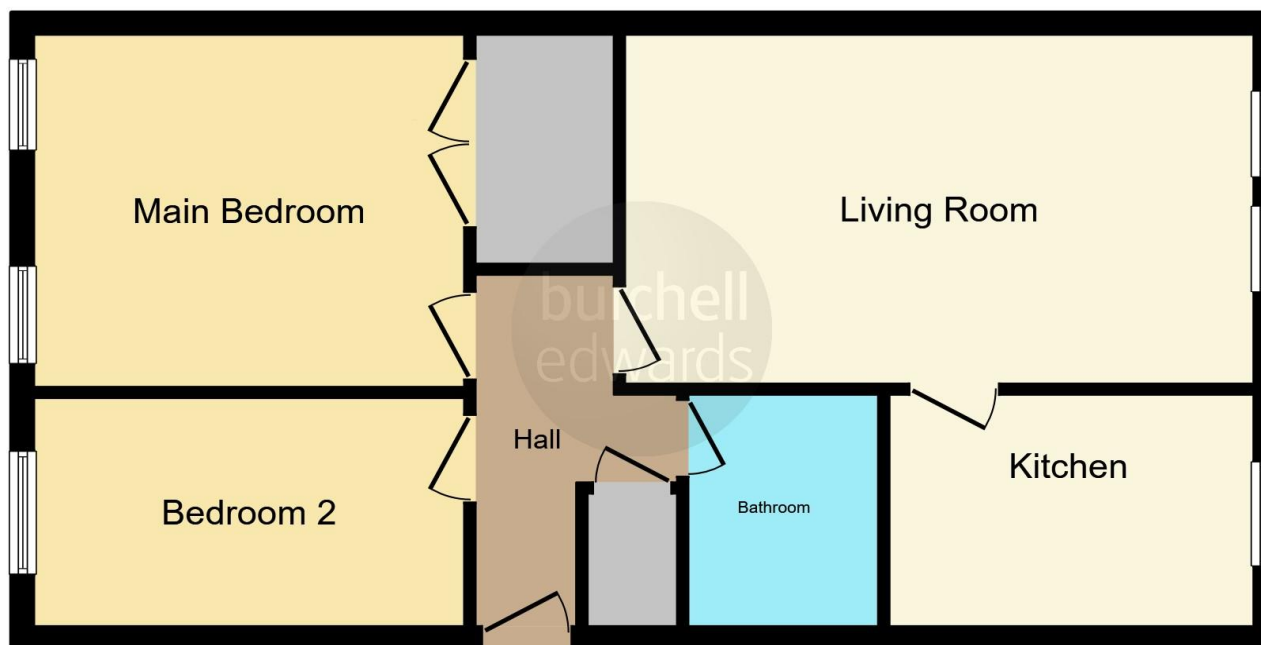












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To view this property please contact Burchell Edwards on

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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1107.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210722](http://burchelledwards.co.uk/Property/CBW210722)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: CBW210722 - 0004