



Pakfield Walk, Aston
Birmingham, B6 6HB

Offers Over £220,000

Aston

Offers Over £220,000



This modern and extremely well-presented three-bedroom end-of-terrace home offers spacious and stylish accommodation throughout, making it an ideal choice for first-time buyers, couples or growing families.

Set back from the main road and accessed via a pedestrian walkway, the property opens into a useful entrance porch, perfect for coats and shoes, before leading into the welcoming reception hall. At the heart of the home is the spacious modern dining kitchen, providing an excellent space for everyday family life and entertaining, while the good-sized lounge offers a comfortable place to relax. A convenient guest WC completes the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom being a good-sized double, the second another comfortable double and the third a smaller single room, ideal as a child's bedroom, nursery or home office. The family bathroom is fitted with a modern white suite, while a useful walk-in wardrobe provides excellent additional storage and could potentially be incorporated into one of the bedrooms with some alterations.

Outside, the fantastic-sized rear garden is a real highlight, featuring a patio area ideal for outdoor furniture and entertaining, leading onto a generous lawn providing a fabulous space to enjoy during the summer months. Beautifully presented and ready to move straight into, this superb home needs to be viewed to be fully appreciated - contact us today to arrange your viewing.





Property Specification

THREE BEDROOM END OF TERRACED
PERFECT FIRST TIME HOME
MODERN THROUGHOUT
FABULOUS DINING KITCHEN
GUEST WC

Porch 1.88m (6'2") x 1.08m (3'7")

Reception Hall 3.65m (12') x 1.78m (5'10")

Lounge 4.88m (16') x 3.00m (9'10")

Dining Kitchen 4.64m (15'3") x 3.12m (10'3")

WC 1.78m (5'10") x 0.89m (2'11")

Landing 2.00m (6'7") x 1.78m (5'10")

Bedroom 1 3.90m (12'10") max x 3.27m (10'9")

Bedroom 2 3.00m (9'10") x 2.34m (7'8") max

Bedroom 3 3.00m (9'10") x 2.00m (6'7")

Bathroom 1.82m (6') x 1.81m (5'11")



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 20th August 2026

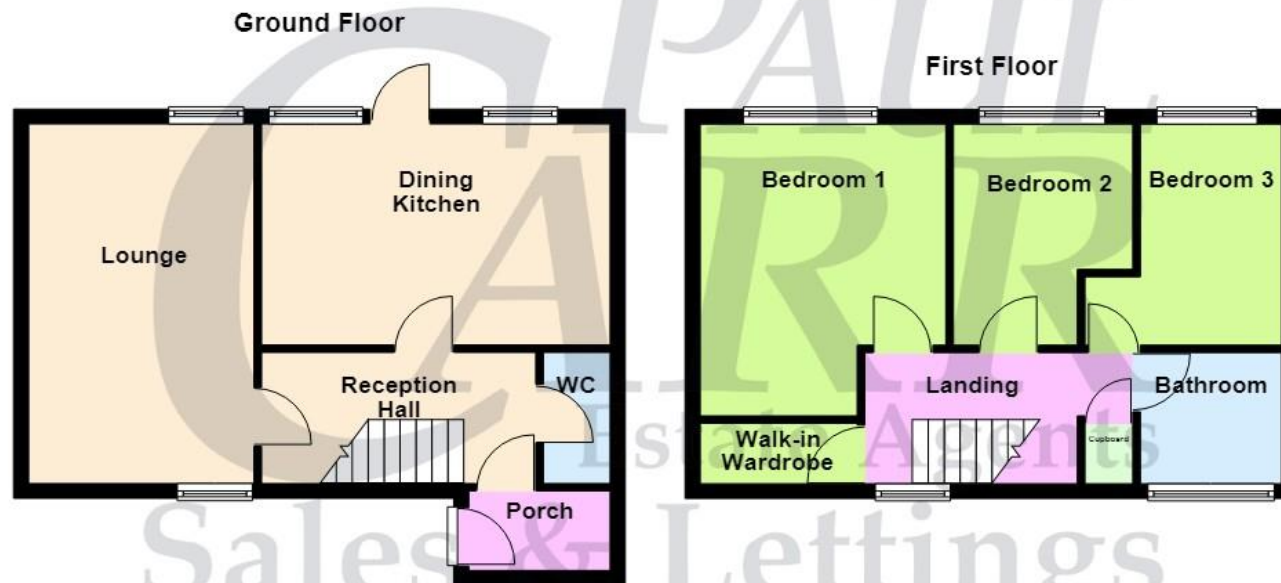
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Electric, gas, water and mains drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

