



Manor Park Road
Birmingham

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Property Description

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

This property has plenty of potential to become the perfect family home. With plenty of potential to extend what is already a great size home (STPP), it offers plenty of space and everything the modern day family could want such as a kitchen, three double bedrooms, two reception rooms, modern bathroom, large family garden and plenty of off road parking.

The outdoor space to the front is a large driveway providing ample parking along with greenery providing an inviting kerb appeal. To the rear there is a mature garden which lends itself perfectly for family living and 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.

A truly perfect family home, will be offered with no upward chain- this is not one to be missed!

Entrance Hall

Laminate flooring, ceiling light point, central heating radiator and stairs to first floor accommodation.

Lounge

Double glazed bay window and double-glazed patio door to rear elevation, feature fireplace, two wall lights. Central heating radiator and ceiling lights, laminate flooring.

Dining Room -

Double glazed bay window to front elevation, central heating radiator and ceiling lights, laminate flooring.

Kitchen

Double glazed window to rear elevation, door to side elevation leads to guest W.C. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, electric hob with extractor hood, incorporated oven and grill, central heating radiator and ceiling light point, tiling to splash prone areas and laminate flooring.

W.C

Opaque window to side elevation, tiled flooring, W.C, wash hand basin and ceiling light point. Plumbing for washing machine and a boiler housing.

Lobby

Door to side elevation, tiled flooring, spotlights and door on front elevation leads to garage.

Landing

Double glazed opaque window to side elevation. Carpet and loft access via hatch, ceiling light point and two store cupboards.

Bedroom One

Double glazed bay window to rear elevation, ceiling light point, central heating radiator, carpet flooring.

Bedroom Two

Double glazed bay window to front elevation, ceiling light point, carpet flooring, central heating radiator.

Bedroom Three

Double glazed bay window to front elevation, ceiling light point, central heating radiator, laminate flooring.

Bathroom

Two double glazed opaque windows to side elevation. Double glazed opaque window to rear elevation. W.C, wash hand basin, bath with shower over, vinyl flooring and ceiling light point, central heating radiator.

Rear Garden

Paved patio area laid to lawn, pathway, fencing to all boundaries. Trees and shrubs.

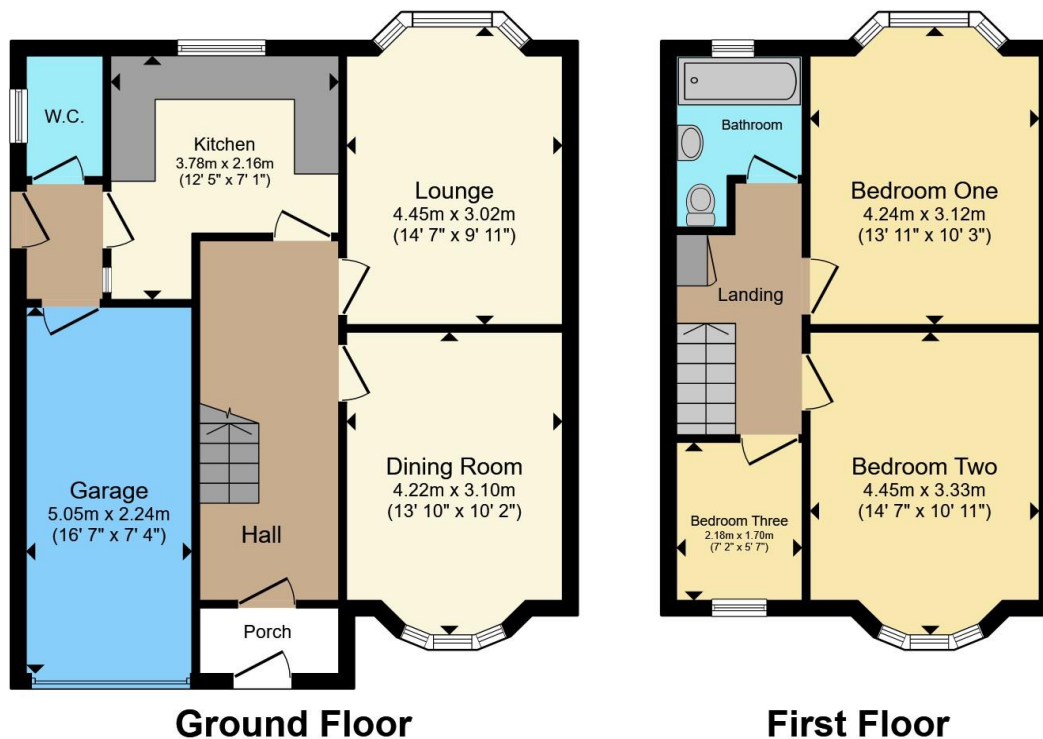
Parking

Blocked paved driveway with dropped kerb and garage.









Total floor area 95.9 m² (1,032 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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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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