LEASEHOLD







Flat - Council Tax Band A - EPC Rating: E

3, PARKFIELD HOUSE GRAVELLY HILL, BIRMINGHAM, B23 7NR

Guide Price

£99,950

Nicholas George
Residential Lettings and Sales

2 | 1 | 1 | E

3, Parkfield House Gravelly Hill, Birmingham, B23 7NR

Well-presented 2-bedroom ground floor apartment. Comprising entrance hallway, spacious living room, two bedrooms, modern fitted kitchen and shower room. Double-glazing and electric heating throughout. Off-street parking to rear and single garage included in separate block.
Parkfield House is well situated in Gravelly Hill, Erdington, with many green spaces, good schools and amenities nearby. The property is in near locality to the M6, and there are several bus links and Gravelly Hill train station under a 10-minute walk away.

Exterior Approach
Parkfield House is set back from the road and surrounded by mature shrubbery and trees. The complex is approached via a paved path leading to the communal front door. Communal entrance hallway and doors to all flats. Flat 3 is located on the ground floor and front door opens to:

Hallway
3'0" x 21'4"
With laminate flooring, 2 ceiling light fittings, 1 wall-affixed electric heater. Doors to all rooms, and doors to 2 storage cupboards with shelving.

Kitchen
5'6" x 11'8"
Modern fitted kitchen with laminate flooring, partly tiled walls with mosaic detailing, 3 ceiling lights, and UPVC double-glazed window to side aspect. Matching wall and base units, stainless steel sink with mixer tap and drainer, integrated Lamona oven and integrated Logik hob with extractor hood above. Space and fittings for additional appliances.

Reception Room
11'0" x 14'9"
Spacious reception room with laminate flooring, 2 ceiling light fittings, 2 wall-affixed electric heaters and large UPVC double-glazed windows to rear aspect provide the room with great, natural light.

Master Bedroom
12'2" x 10'8"
Good-sized double bedroom with wooden effect laminate flooring, 1 ceiling light fitting, 1 wall-affixed electric heater. Double doors to built-in wardrobe and large UPVC double glazed windows to rear aspect.

Shower Room
4'6" x 8'3"
Shower room with tiled-effect flooring, partly tiled walls, 3 ceiling spotlights and Expelair extractor fan. Frosted UPVC double-glazed window to side aspect. White suite comprising WC, sink with mixer tap and vanity unit below and large walk-in shower enclosure with mains shower.

Bedroom
10'1" x 7'2"
Ideally suited for a large single bedroom or home office, this room has laminate flooring, 1 ceiling light fitting, 1 wall-affixed electric heater below UPVC double-glazed window to rear aspect.

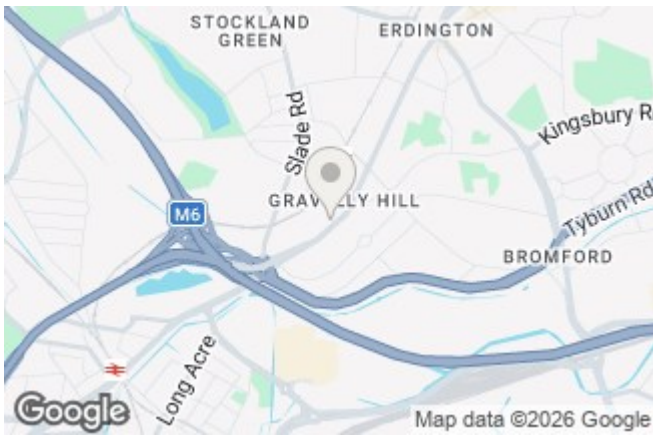
Rear Exterior
Paved path with lawns adjacent leads to some off-street parking. Single garage included in separate block.

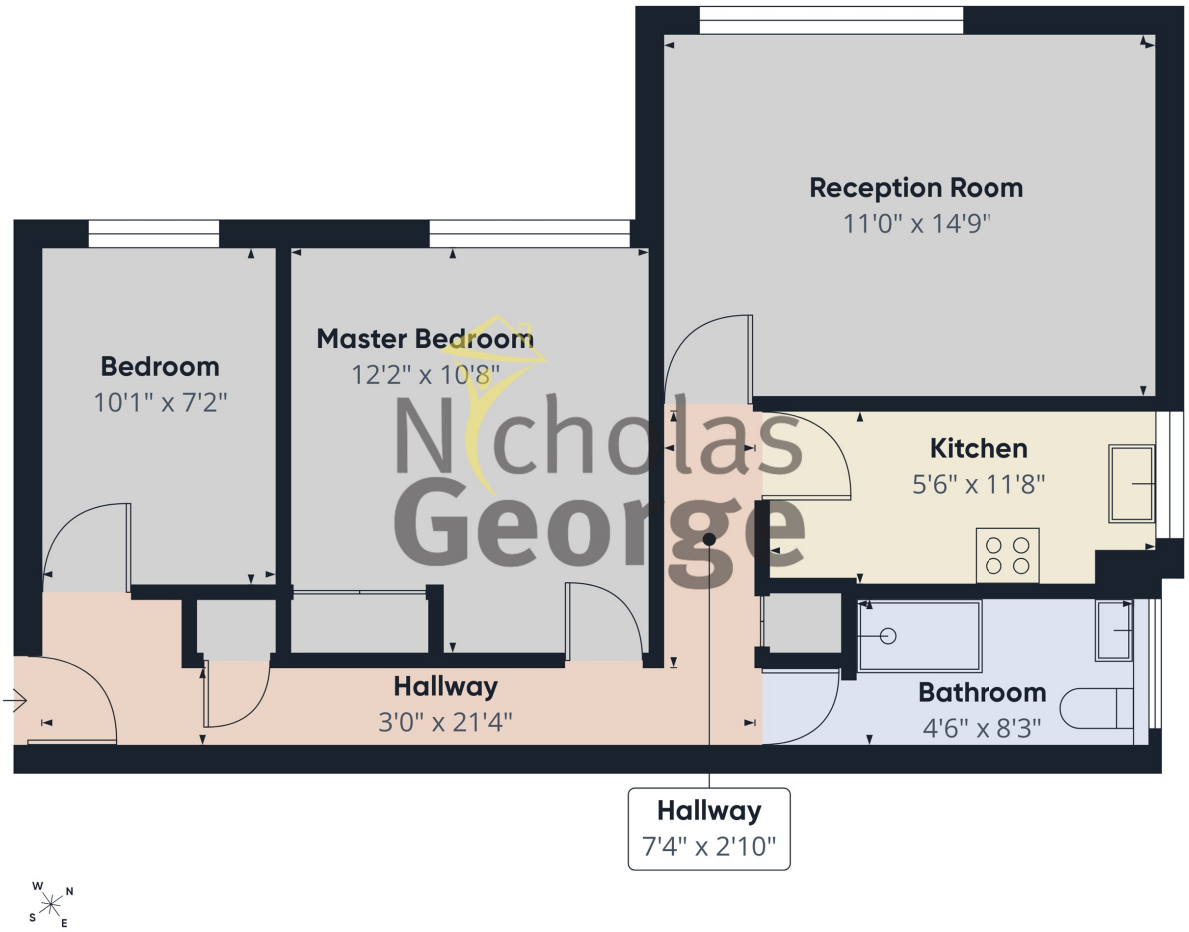









STOCKLAND GREEN
ERDINGTON
Slade Rd
Kingsbury R
M6
GRAV LY HILL
Tyburn Rd
BROMFORD
Long Acre
Google
Map data ©2026 Google



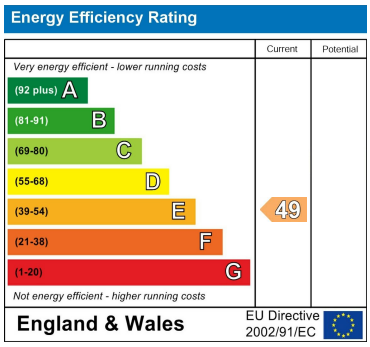
Approximate total area(1)
574 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Graph:



Contact us:

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Tenure:

We understand the property is Leasehold with 99 years remaining but interested parties should obtain verification from their own solicitor.

Fees:

We have been informed that annual service charge is £1460 and no annual ground rent.

Council tax band A.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.