Southfield Avenue
Castle Bromwich BIRMINGHAM

burchell edwards

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Castle Bromwich BIRMINGHAM B36 9AX

for sale offers in excess of
£350,000

Property Description

Nestled in a sought-after residential location within Castle Bromwich, this beautifully presented and extended three-bedroom semi-detached home offers spacious and modern family living throughout.

The property has been thoughtfully improved by the current owners and boasts a contemporary finish from top to bottom. Upon entering, you are welcomed by a bright entrance hallway leading to two versatile reception rooms, providing ample space for both relaxing and entertaining. The extended layout creates a superb flow throughout the ground floor, complemented by a modern fitted kitchen and the added convenience of a ground floor W.C.

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom, all finished to a high standard.

Externally, the home benefits from off-road parking to the front, while the rear garden provides an excellent outdoor space for families, social gatherings and enjoyment throughout the year.

Ideally situated close to a range of local amenities, reputable schools, transport links and motorway networks, this exceptional family home is ready to move straight into and would appeal to a wide range of buyers.

Entrance Porch

Double glazed window to front elevation, Door to garage.

Entrance Hallway

Double glazed opaque window to front elevation and upvc door to front elevation. Stairs to first floor accommodation, central heating radiator, cloakroom and herringbone style flooring.

W.C Ground Floor

W.C, wash hand basin, ceiling light point and carpet flooring.

Dining Room

Double-glazed Bay window to front elevation, central heating radiator, carpet flooring and ceiling lights.

Lounge

Double glazed French doors to rear garden, electric fireplace, two central heating radiators, carpet flooring and two wall lights.

Kitchen

Double-glazed window to side and rear elevation. A range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, cooker hood, electric oven, tiling to splash prone areas. Integrated fridge and freezer, integrated dishwasher. Central heating radiator, laminate flooring, pantry and two ceiling lights.

Utility Room

Double glazed opaque door to garden, access to garage. Work surface and sink with drainer unit, tiling to splash prone areas. Space and plumbing for washing machine and tumble dryer

Landing

Loft access via hatch, stairs from hallway, ceiling light and carpet flooring.

Bedroom One

Double-glazed window to rear elevation. Ceiling light points and fitted wardrobes. Central heating radiator, laminate flooring.

Bedroom Two

Double-glazed Bay window to front elevation. Central heating radiator, carpet flooring, ceiling light point and fitted wardrobes.

Bedroom Three

Double-glazed window to front elevation. Laminate flooring, ceiling light point, central heating radiator and storage cupboard.

Bathroom

Double-glazed opaque window to rear elevation. Vanity unit, W.C and wash hand basin, freestanding bath, shower cubicle heated chrome towel rail, tiling to splash prone areas, Karndean flooring.

W.C First Floor

Double-glazed opaque window to side elevation. Vanity unit, W.C and wash hand basin, Karndean flooring and ceiling light point.

Front Garden

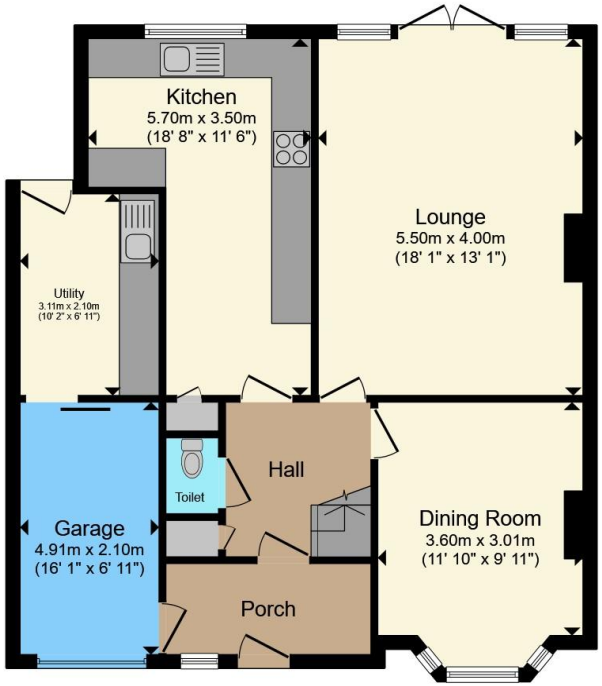
Block paved driveway, trees and shrubs.

Rear Garden

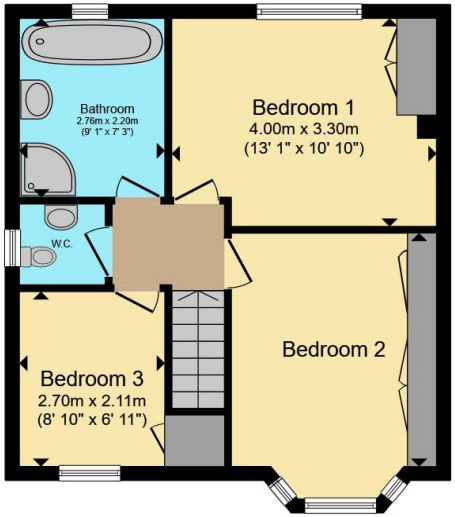
Lawn and composite decking area, trees, shrubs and outside tap, outside light

Garage

16' 1" x 6' 11" (4.90m x 2.11m)
Power, Light, Garage door to front, tap.



Ground Floor



First Floor

Total floor area 122.4 m² (1,318 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

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To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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The Property Ombudsman

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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