

**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 78.7 sq. metres (847.4 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Floorplan



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

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

Current: 88 B  
 Potential: 71 C

Castle Bromwich | 0121 241 1100

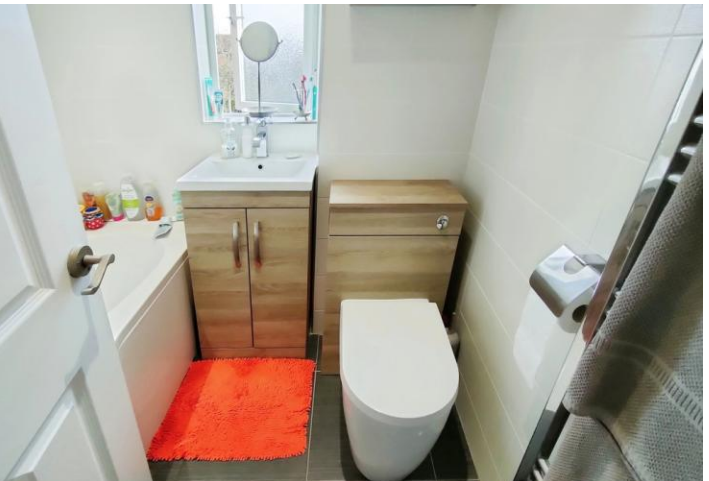
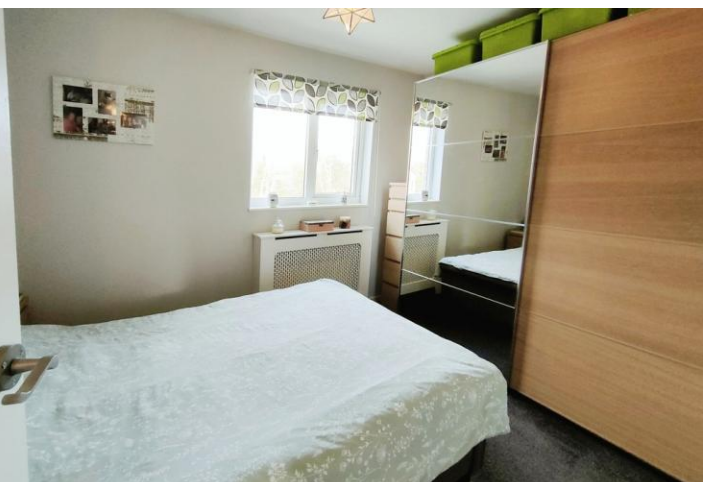


- IDEAL FIRST TIME BUYER HOME
- PRIME CORNER POSITION
- EXPANSIVE DRIVE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- CONSERVATORY

Parkfield Drive, Castle Bromwich,  
 Birmingham, B36 9TY

Offers In Region Of  
 £220,000





## Property Description

Fantastic opportunity to acquire this two bedroom end terraced property occupying a prime corner position in this sought after location. Expansive block paved driveway suitable for multiple vehicles. This ideal first time buyer home has porchway, spacious lounge and conservatory, kitchen and two double bedrooms, bedroom two with built in wardrobes, modern style bathroom and separate garage. Located 0.2 mile from Park Hall Academy and 1 mile from shops and amenities, also having good transport links to motorway network and Water Orton station 1 mile. **DO NOT MISS OUT ON THIS ONE.** Call Green and Company to arrange your viewing.

Block paved driveway leading to porch and door into: -

**HALL** Having laminate flooring, stairs to landing, understairs storage, opening to kitchen, door to lounge and radiator.

**LOUNGE** 14' 2" x 11' 10" (4.32m x 3.61m) Benefitting laminate flooring, three way spotlighting, radiator, door and window to conservatory.

**KITCHEN** 10' 11" x 5' 10" (3.33m x 1.78m) Having laminate flooring, gas hob, oven, extractor, selection of wall and base units with worktop, window to side and front.

**CONSERVATORY** 10' 5" x 9' 7" (3.18m x 2.92m) Having tiled flooring, electric wall heater, French doors onto garden.

**LANDING** With doors to bedrooms and bathroom.

**BEDROOM ONE** 11' 10" x 8' 10" (3.61m x 2.69m) Benefitting from window to rear with blind, radiator and wardrobe space.

**BEDROOM TWO** 9' 2" x 8' 8" (2.79m x 2.64m) Benefitting from two windows to front, radiator, double built in wardrobe and single over stairs wardrobe.

**BATHROOM** Refitted modern style room with P shape bath, mixer shower, glass screen, wood effect vanity unit and back to wall WC, tiled flooring, tiled walls, spots to ceiling, mirror cabinet and heated towel rail and window to side.

**GARAGE** In separate block off Blewitt Close and pedestrian access from Pike Horne Close. Garage is unmeasured and has up and over door and pedestrian door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Is recently landscaped with porcelain flooring, artificial lawn, block paved side access which is gated and wall and fenced boundaries.

Council Tax Band B Solihull Metropolitan Borough Council

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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