



Black and White
CLEARLY A BETTER SERVICE

52 PARK HALL CRESCENT, BIRMINGHAM, B36 9SY
OFFERS IN REGION OF £390,000





Black and White are delighted to offer for sale this Modern spacious three bedroom detached family home. The property briefly comprises a Porch, Hallway, guest WC, Lounge, Fitted kitchen, Master bedroom, two further bedrooms and a Spacious Family bathroom. The property further benefits from double glazing and gas central heating, Large block paved driveway and garage and a large Rear Garden.

Viewing is highly recommended.

Ground Floor

Porch

Entering through uPVC double glazed double entrance door to a large porch area with door leading to:

WC

Fitted with a 2 Piece suite comprising of a low-level WC and wash basin, UPVC double glazed window to front, radiator.





Reception

3.67m (12') x 1.24m (4'1")

Entering into the reception area there is open plan to the lounge area, with Fitted carpet throughout, Stairs leading to the first floor and Upvc Double glazed window to the front.



Lounge

6.72m (22'1") x 3.71m (12'2")

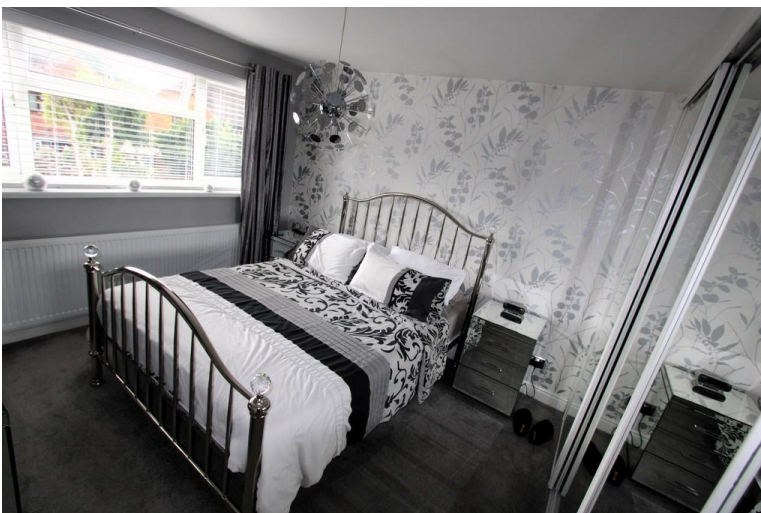
Fitted carpet throughout the modern lounge, Double radiator, uPVC double glazed sliding patio door leading to the rear garden, various power points, open plan to the kitchen.



Kitchen/Breakfast Room

4.90m (16'1") x 2.67m (8'9")

Fitted with a matching range of high gloss base and eye level units with worktop space over, Breakfast bar area, 1+1/2 bowl ceramic sink with single drainer and stainless steel mixer tap, extractor fan above cooker, integrated plinth and under cupboard lighting, integrated dishwasher and washing machine, space for fridge/freezer within the wall and range cooker, spotlights to ceiling, uPVC double glazed window to rear, radiator, uPVC double glazed door to the side leading to rear garden.



Garage

Attached garage with side access door, up and over garage door, electric supply.



First Floor

Landing

Fitted carpet throughout, doors leading to

Bedroom 1

4.42m (14'6") x 3.16m (10'4")

Fitted Carpet, UPVC double glazed window to rear, fitted sliding door wardrobes, radiator and various PowerPoints



Bedroom 2

3.98m (13'1") x 2.74m (9')

Fitted Carpet, UPVC double glazed window to front, Built in wardrobe space, radiator and various PowerPoints



Bedroom 3

5.12m (16'10") x 2.39m (7'10") max Fitted Carpet, UPVC double glazed window to front, fitted wardrobe space, radiator, and various PowerPoints

Bathroom

Fitted with four-piece suite comprising corner bath, shower cubicle enclosure with fitted shower, vanity wash hand basin in vanity unit with base cupboard, storage under, mixer tap and low-level WC, tiled surround, two uPVC double glazed windows to rear, heated towel rail and spotlights to ceiling.





Outside space

To the front, block paved driveway with space for 3+ cars gated entrance to rear Garden.

To the rear, Large rear garden with paved patio area for seating large lawn area with paved edging for potted plants.

Floor Plan

