



Parkhall Croft, Birmingham





## Property Description

Burchell Edwards are proud to present this two-bedroom property in need of modernisation. This fantastic plot is full of potential and available with no upwards chain.

A perfect project for an investor or first-time buyer looking to get their hands dirty and create a beautiful first home. The property is situated in a quiet cul-de-sac location and is within proximity to local amenities and transport links.

## Entrance Hallway

Door to front elevation and carpet.

## Lounge

Double glazed windows to front and rear elevations, central heating radiator, gas fire and carpet.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, lino flooring, tiling to splash prone areas, apace for appliances.



## Landing

Window to side elevation and carpet.

## Bedroom One

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit and bath with shower over.

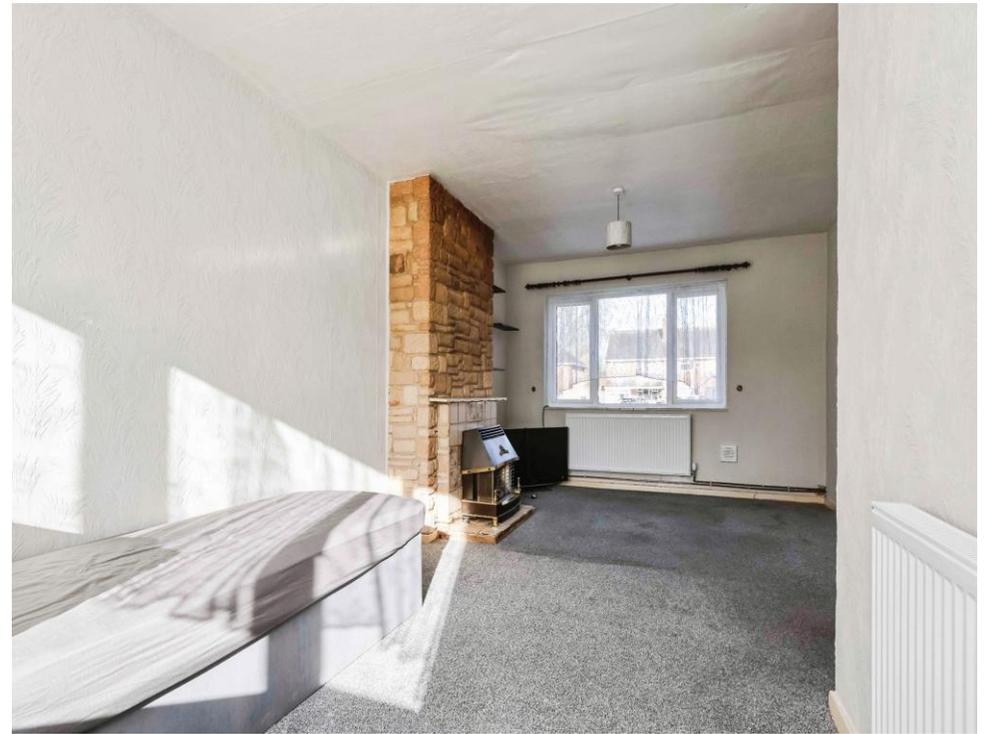
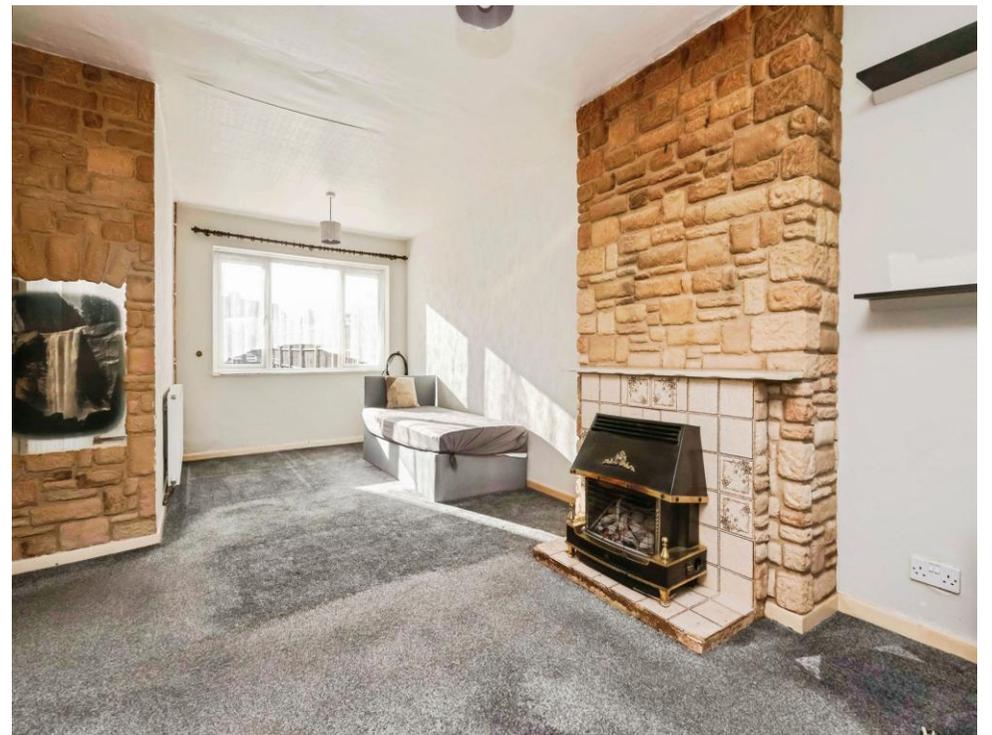
## Front Garden

Paved fore garden.

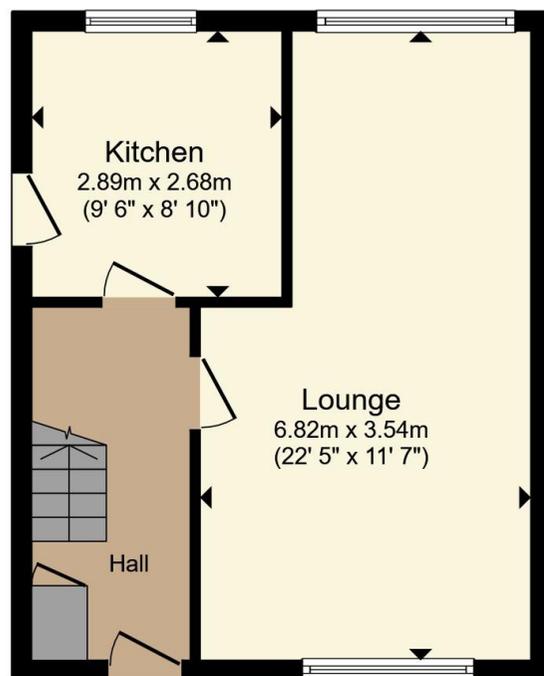
## Rear Garden

Paved area and wrap around lawn with access from frontage.

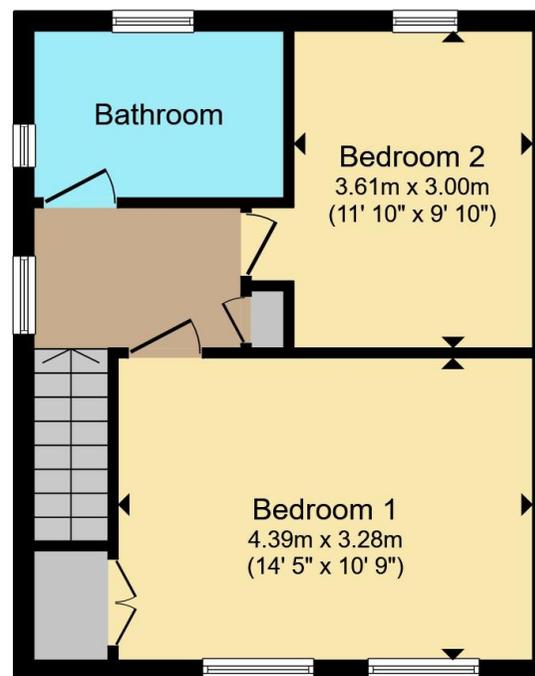








**Ground Floor**



**First Floor**

Total floor area 72.8 m<sup>2</sup> (784 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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