



Edenbridge Road
Birmingham

burchell
edwards

Edenbridge Road Birmingham B28 8PU

for sale offers over
£335,000



Property Description

Located on a sought-after road in Hall Green, this spacious three-bedroom family home offers an excellent opportunity in a highly desirable area. Conveniently positioned less than a mile from the train station, the property benefits from great transport links into Birmingham city centre and beyond.

Upstairs, there are three bedrooms, together with a family bathroom and a separate WC. On the ground floor, the property boasts two generous reception rooms, providing versatile living and dining space, as well as an extended kitchen with plenty of room for everyday use and family gatherings.

With its prime location, generous layout, and scope to add further value, this property is ideal for families and buyers looking to settle in a popular residential area close to schools, amenities, and excellent transport connections.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

Double glazed French doors to front elevation and obscure wooden framed door into hallway.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator and under stairs storage.

Lounge

15' 3" into bay x 11' 5" into recess (4.65m into bay x 3.48m into recess)
Bay window to front elevation, central heating radiator and electric fire place.

Dining Room

10' 7" x 11' 11" (3.23m x 3.63m)

Double glazed window to rear elevation and electric fire.

Kitchen

14' 11" x 6' 5" (4.55m x 1.96m)
Double glazed window to rear elevation, double glazed obscure door to side elevation, a range of high gloss wall and base units with work surface over incorporating a sink with drainer unit, gas hob with air filter above, double oven, dishwasher, fridge freezer, space and plumbing for washing machine, central heating radiator.

Landing

Double glazed obscure window to side elevation and loft access via hatch.

Bedroom One

15' 5" into bay x 8' 9" plus wardrobes (4.70m into bay x 2.67m plus wardrobes)
Double glazed bay window to front elevation, central heating radiator and built in wardrobes.

Bedroom Two

12' x 8' 8" plus wardrobes (3.66m x 2.64m plus wardrobes)
Double glazed window to rear elevation, central heating radiator and built in wardrobes with sliding doors.

Bedroom Three

7' 11" x 6' 4" (2.41m x 1.93m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, wash hand basin with vanity unit, walk in shower and storage housing central heating boiler.

Separate W.C

Double glazed obscure window to side elevation and W.C.

Front Garden

Slabbed driveway providing off road parking.

Rear Garden

Slabbed patio, laid to lawn, side access to frontage, fencing to boundaries, raised flower beds and access to garage.

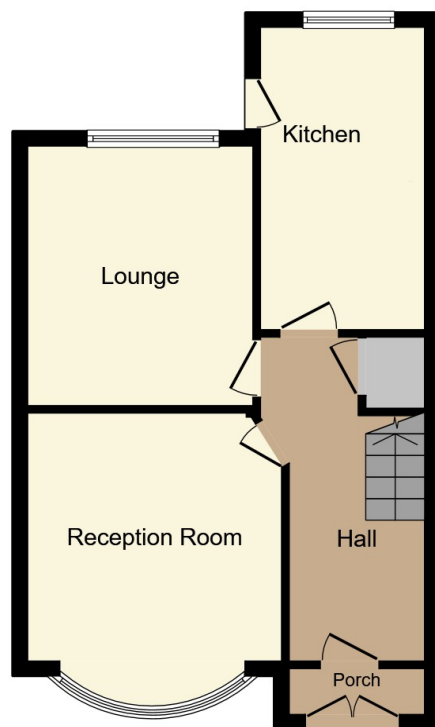
Agent Note

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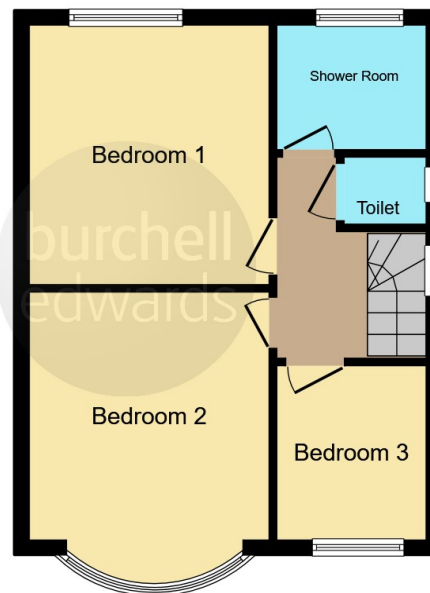




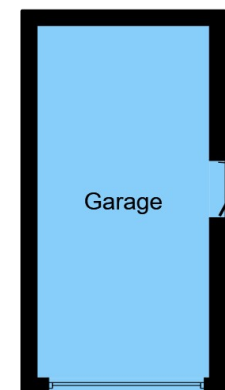




Ground Floor



First Floor



Garage

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.focalagent.com

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T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208732



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