



smart homes

## Edenbridge Road

Hall Green, Birmingham, B28 8QA

- A Beautifully Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Kitchen

**£300,000**  
EPC Rating 'TBC'  
DRAFT SALES PARTICULARS





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking, dwarf wall, planted bushes and a UPVC double glazed door with matching side windows leading into

### Entrance Hallway

With engineered wooden flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and Oak door leading off to

### Lounge to Front

13' 1" x 12' 5" (4m x 3.8m) With UPVC double glazed bay window to front elevation, engineered wooden flooring, log burning stove with granite hearth, wall mounted radiator and wall and ceiling light points



### Dining Room to Rear

12' 5" x 11' 5" (3.8m x 3.5m) With UPVC double glazed French doors with matching side windows leading to rear garden, engineered wooden flooring, two wall mounted radiators, feature wall mounted gas fire, ceiling light point and ceiling spot lights



### Extended & Re-Fitted Kitchen to Rear

18' 8" x 9' 2" (5.7m x 2.8m) Being re-fitted with a range of wall, base and drawer units with a stone work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for Range style gas cooker with extractor hood over, freestanding American style fridge freezer, integrated dishwasher, tiling to floor, feature vertical radiator, ceiling spot lights, a double glazed window to the rear aspect and Oak door to



### Utility

11' 5" x 5' 6" (3.5m x 1.7m) With space and plumbing for washing machine, obscure UPVC double glazed door to rear, tiling to floor, wall mounted gas central heating boiler, central heating radiator, ceiling light point and door to

### Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Tiling to floor, radiator and ceiling spot light



### Landing

With an original leaded window to the side elevation. loft access, ceiling spot lights and Oak door to

### Bedroom One to Front

13' 9" x 9' 2" (4.2m x 2.8m) With double glazed bay window to front elevation, radiator, a range of built in wardrobes and wall and ceiling light points

### Bedroom Two to Rear

11' 9" x 9' 10" (3.6m x 3m) With double glazed window to rear elevation, built in wardrobes, laminate flooring, radiator and ceiling light point



### **Bedroom Three to Front**

7' 10" x 6' 10" (2.4m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

### **Luxury Re-Fitted Family Bathroom to Rear**

8' 6" x 5' 10" (2.6m x 1.8m) Being re-fitted with a modern white suite comprising of a corner shower enclosure, freestanding bath with freestanding taps, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation



### **Private Mature Rear Garden**

Being mainly laid to lawn with a timber decked patio area, further patio area to the rear of the garden, mature shrubs and bushes and panelled fencing to boundaries

### **Garage**

Located at the side of the property with metal side hung doors to property frontage and a ceiling light point

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor