



## Edenbridge Road

Hall Green, Birmingham, B28 8PN

- A Beautifully Presented Semi Detached Property
- Two Good Size Bedrooms
- Attractive Through Lounge Diner
- Re-Fitted Kitchen & Family Bathroom
- Utility Room & Guest WC
- Pleasant Rear Garden

**£245,000**

EPC Rating '56'

Council Tax Band - B







## Property Description

The property is set back from the road behind a lawned fore garden and block edged tarmac driveway providing off road parking extending to UPVC obscure double glazed door to side giving access to utility and UPVC front door with glazed inserts leading through to

### Entrance Hall

With spot lights to ceiling, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, obscure double glazed window to side and doors leading off to

### Attractive Through Lounge Diner

21' 11" x 11' 5" (6.7m x 3.5m) With double glazed window to front elevation, double glazed sliding patio doors leading out to the rear garden, two radiators, two ceiling light points and feature wall mounted, remote controlled gas fire



### Re-Fitted Kitchen to Rear

9' 6" x 8' 2" (2.9m x 2.5m) Being re-fitted with a modern range of handle-less high gloss wall and base units incorporating pan drawers, complementary Corian work surfaces with matching upstands, inset sink with mixer tap, feature glazed splashbacks, four ring induction hob with Electrolux extractor canopy over, inset eye-level Zanussi double oven, grill and microwave oven, integrated dishwasher, space for fridge freezer, LED under-cupboard lighting, double glazed window to rear elevation, ceiling light point, slate effect tiled flooring with under-floor heating and glazed door leading into



### Utility Room

12' 1" x 4' 3" (3.7m x 1.3m) With UPVC obscure double glazed doors to driveway and rear garden, obscure double glazed window to side, wall and base units, complementary Corian work surface with matching upstand, space and plumbing for washing machine and tumble dryer, ceiling light point and door leading into



### Guest WC

With low flush WC, wall mounted wash hand basin, ceiling light point and tiling to water prone areas

### Accommodation on the First Floor

#### Landing

With obscure double glazed window to side elevation, radiator, loft hatch to partly boarded loft space with light accessed via drop down ladder, spot lights to ceiling, double doors to useful airing cupboard and doors leading off to

#### Bedroom One to Front

14' 9" x 9' 10" (4.5m x 3.0m) With double glazed window to front elevation, radiator, ceiling light point, dado rail and built-in over-stairs storage cupboard

#### Bedroom Two to Rear

11' 9" max x 11' 1" max (3.6m x 3.4m) With double glazed window to rear elevation, radiator, ceiling light point, dado rail, coving to ceiling and a range of built-in wardrobes with sliding doors







### Re-Fitted Family Bathroom to Rear

7' 10" x 5' 2" (2.4m x 1.6m) Being re-fitted with a three piece white suite comprising panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed windows to side and rear, tiling to water prone areas, ladder style radiator and ceiling light point

### Pleasant Rear Garden

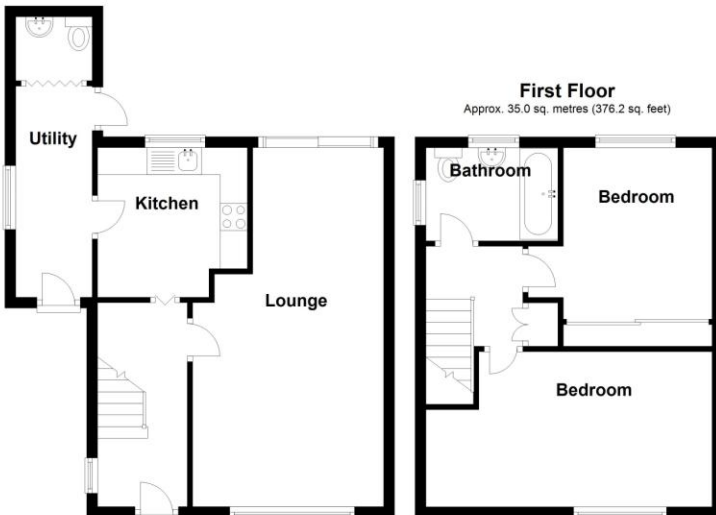
Having a paved patio with steps leading down to lawned area, security lighting, outside tap, stepping stone pathway, timber potting shed, greenhouse, fencing to boundaries and a variety of mature shrubs, bushes and trees

### 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 Nigel Hodges.

#### Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 77.5 sq. metres (834.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements