



Edenbridge Road

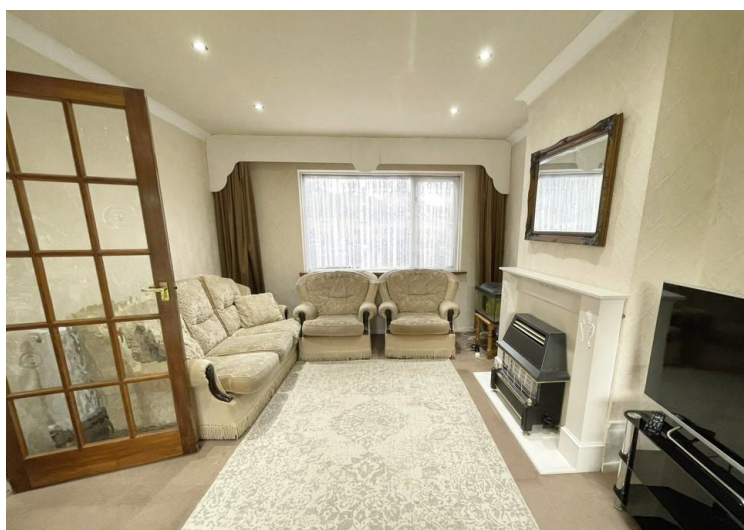
Hall Green, Birmingham, B28 8PN

- An Extended Semi Detached Property
- Two Double Bedrooms
- Lounge Diner & Family Room
- Potential To Extend Subject To Planning Permission

£255,000

EPC Rating 47

Current Council Tax Band B





Property Description

The property is set back from the road behind a lawned fore garden and tarmacadam driveway providing off road parking extending to garage door and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring and hardwood door with obscure glazed inserts leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, built-in storage cupboard and doors leading off to





Lounge Diner

21' 5" x 11' 6" max (6.53m x 3.51m) With double glazed window to front elevation, spot lights to ceiling, coving to ceiling, two radiators, feature gas fireplace and double glazed sliding patio doors leading out to the rear garden

Kitchen to Rear

9' 3" x 8' 4" (2.82m x 2.54m) Being fitted with a range of high gloss wall and base units with complementary work surfaces, sink and drainer unit, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, spot lights to ceiling, coving to ceiling, double glazed window to rear and archway leading through to



Family Room to Rear

15' 2" x 11' 0" (4.62m x 3.35m) With double glazed picture window to rear elevation, wall lighting, coving to ceiling, radiator, hardwood door with obscure glazed inserts leading to the garden, part tiled flooring and door leading into



Guest WC

With wall lighting and low flush WC

Accommodation on the First Floor

Landing

With access to loft space, obscure double glazed window, spot lights to ceiling, storage cupboard and doors leading off to



Bedroom One to Front

14' 9" x 9' 9" (4.5m x 2.97m) With double glazed window to front elevation, radiator, ceiling light point, over-stairs storage cupboard and laminate flooring

Bedroom Two to Rear

9' 4" x 11' 4" max (2.84m x 3.45m) With double glazed window to rear elevation, radiator, laminate flooring and spot lights to ceiling



Family Bathroom to Rear

Being fitted with a three piece suite comprising; panelled bath with shower attachment, low flush WC and pedestal wash hand basin, obscure double glazed windows to side and rear, tiling to water prone areas, radiator and ceiling light point

Rear Garden

Being mainly laid to lawn and extending to the side with paved patio, shrub borders, timber storage shed and fencing and hedging to boundaries

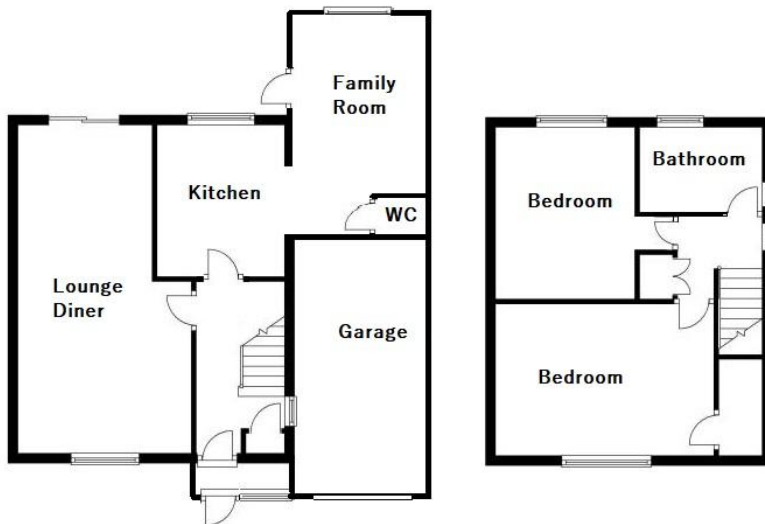


Garage

With up and over garage door to driveway

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. Current council tax band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.