



smarthomes



- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Double Bedrooms
- Modern En-Suite Shower Room
- Two Reception Rooms

Edenbridge Road, Hall Green, Birmingham, B28 8PS

A beautifully presented and extended semi-detached family home situated in a most popular location. Offering accommodation comprising two reception rooms, conservatory, extended fitted kitchen, guest W.C, three double bedrooms, study area, modern en-suite shower room, lovely family bathroom, driveway parking, garage and a delightful South facing rear garden

£375,000

EPC Rating - 61

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a block paved driveway providing off road parking and leading to a shared driveway giving access to garage. There is a low level brick wall to front and side boundaries and a composite double glazed door leading into

### Porch

With obscure double glazed windows to front, tiled flooring, light point and original door with coloured glass and matching side windows leading into

### Entrance Hallway

With Minton tiled flooring, wall light points, radiator, stairs leading to the first floor accommodation and door leading off to







### **Dining Room to Front**

13' 9" x 12' 1" (4.2m x 3.7m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, engineered wooden flooring, open fireplace with slate hearth and Gazco living flame gas fire and glazed double doors leading to



### **Lounge to Rear**

11' 9" x 11' 5" (3.6m x 3.5m) With engineered wooden flooring, wall mounted radiator, two ceiling light points, brick built fireplace with Gazco living flame gas fire and UPVC double glazed French doors leading to



### **Conservatory**

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed windows, glass roof, ceiling light point, tiled flooring, double glazed French doors leading out to the rear garden and further door leading to

### **Extended Fitted Kitchen to Rear**

15' 1" x 6' 6" (4.6m x 2m) Being fitted with a range of solid Oak wall, base and drawer units with a granite work surface over incorporating a Belfast sink with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and gas double oven below. Integrated Bosch fridge/freezer and dishwasher, tiling to splash back areas and floor, two ceiling light points, two wall light points and double glazed windows to the side and rear aspects

### **Guest W.C**

Being fitted with a white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, tiling to floor and ceiling light point

### **First Floor Landing**

With ceiling spot lights, feature hardwood stained glass window to side, further UPVC double glazed window to front, stairs rising to second floor, radiator and doors leading off to

### **Bedroom Two to Front**

14' 1" x 11' 5" (4.3m x 3.5m) With double glazed bay window to front elevation, radiator, laminate flooring, original cast iron fireplace and ceiling light point

### **Bedroom Three to Rear**

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

### **Family Bathroom to Rear**

8' 10" x 6' 6" (2.7m x 2m) Being re-fitted with a white suite comprising of a panelled bath with shower attachment, separate shower enclosure with power shower, pedestal wash hand basin and a low flush W.C. Victorian style radiator with towel rail over, tiling to splash prone areas and floor, airing cupboard with immersion heater, ceiling spot lights and an obscure double glazed window to the rear elevation

### **Second Floor Landing**

With ceiling spot light and door leading off to

### **Master Bedroom to Rear**

16' 8" x 11' 5" (5.1m x 3.5m) With some restricted head height, double glazed window to rear elevation, radiator, ceiling spot lights, laminate flooring, access to roof space, useful walk in wardrobe and door to

### **Modern En-Suite Shower Room to Rear**

6' 10" x 6' 6" (2.1m x 2m) Being fitted with a modern white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

### **Delightful South Facing Rear Garden**

Being mainly laid to lawn with an Indian sandstone patio areas, pergola, panelled fencing to boundaries, timber storage shed and a variety of shrubs and bushes



## Garage

15' 5" x 9' 2" (4.7m x 2.8m) Being accessed via a shared driveway with side hung metal doors, ceiling light point and power points

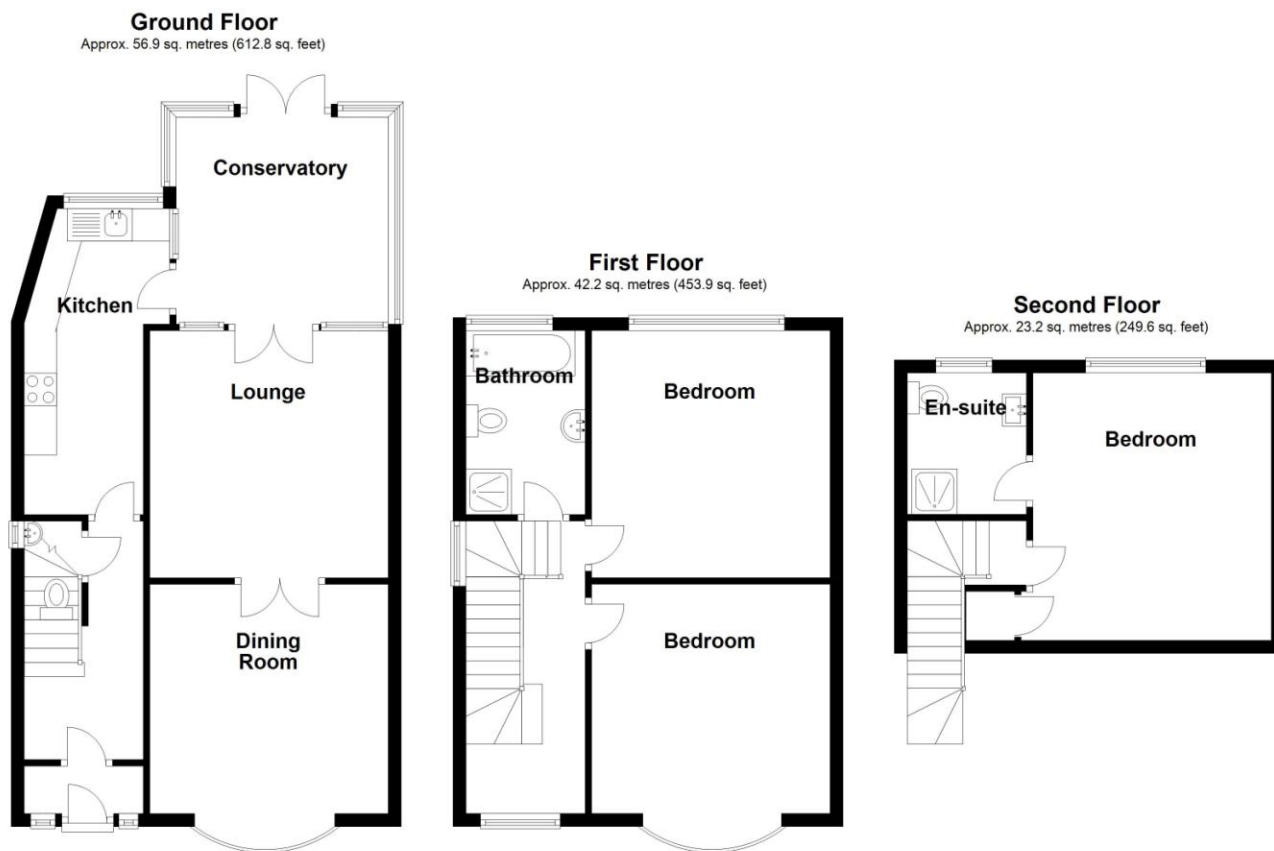
## Tenure

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. Current council tax band – C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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