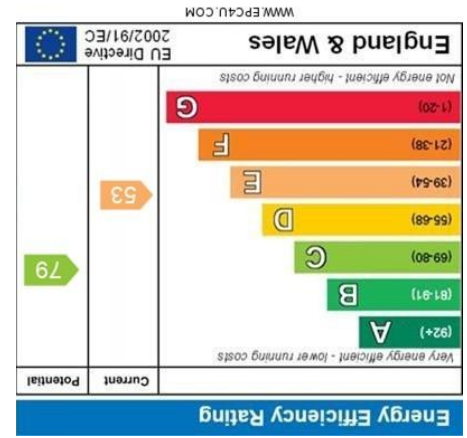


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 103.5 sq. metres (1114.6 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
 state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED PERIOD MID TERRACED
- TWO RECEPTION ROOMS
- COMPREHENSIVELY FITTED KITCHEN
- THREE EXCELLENT SIZED BEDROOMS
- WELL APPOINTED FAMILY BATHROOM
- PRIVATE ENCLOSED REAR GARDEN

Edwards Road, Erdington, Birmingham, B24 9EW, B24 9EW

Offers Over £245,000



Property Description

We are delighted to present this beautifully presented period mid terraced property for sale, ideal for those seeking a home with two reception rooms. Set in a vibrant community and situated in this popular town centre location with excellent public transport links, nearby schools, and local amenities. This property offers the perfect blend of convenience and comfort.

As you enter the property you are greeted by a welcoming reception hallway with a beautiful Minton tiled floor, with two reception rooms, there is plenty of space for entertaining guests or simply relaxing with loved ones. The property features a well-maintained kitchen and a modern bathroom, ensuring both style and functionality and this charming home boasts three bedrooms, providing ample space for a growing family.

Don't miss out on the opportunity to make this house your home and become part of a strong local community. Contact us today to arrange a viewing and discover all that this property has to offer.

OUTSIDE To the front the property is set back from the road behind a low maintenance shingled fore-garden with walled perimeter and gated pathway.

VESTIBLE ENTRANCE PORCH Being approached via leaded double glazed entrance door with Minton tiled floor.

RECEPTION HALLWAY Being approached via glazed reception door with stairs off to first floor accommodation, feature Minton tiled floors, original features and doors off to reception room.

FRONT RECEPTION ROOM 14' 7" into bay x 10' 8" (4.44m x 3.25m) With walk-in bay having new technology double glazed window, feature fireplace with surround and hearth fitted with feature cast iron fireplace, radiator, ornate coving to ceiling.

REAR RECEPTION ROOM 13' 2" x 11' 2" (4.01m x 3.4m) Having chimney breast with cast iron fireplace, laminate flooring, radiator, double glazed window to rear and glazed door through to:-

KITCHEN 11' 6" x 8' 5" (3.51m x 2.57m) Having the benefit of under flooring heating, a matching range of wall and base units with solid wood work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and complementary brick effect tiled splash back surrounds, space for range cooker with double extractor hood over, integrated dishwasher, useful under stairs storage, double glazed window to side, tiled floor leading through to:-

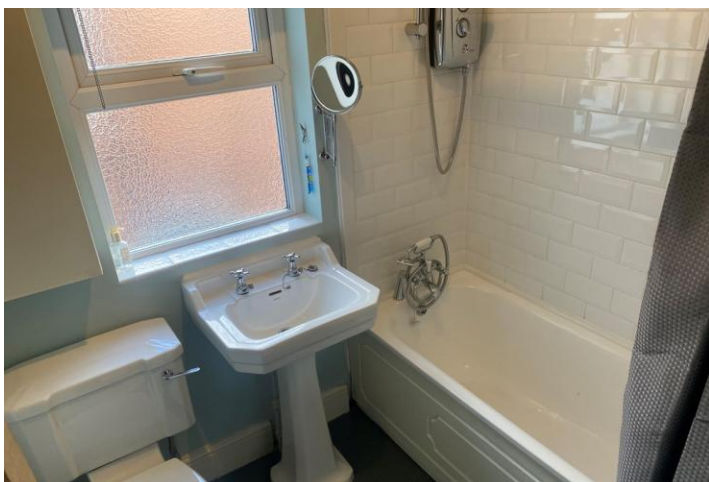
UTILITY ROOM 8' 6" x 6' 5" (2.59m x 1.96m) Having a matching range of wall and base units with solid wood work top surfaces over with space for plumbing for washing machine and further appliance, cupboard housing gas central heating boiler, tiled floor, opaque double glazed window to side and opaque double glazed door giving access to rear garden.

FIRST FLOOR LANDING Approached via spindled staircase with balustrade with useful built-in storage cupboard, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 16' 8" x 12' 3" (5.08m x 3.73m) With two double glazed windows to front, feature cast iron fireplace, radiator.

BEDROOM TWO 13' 3" x 10' 9" (4.04m x 3.28m) With double glazed window to rear, feature chimney breast with cast iron fireplace, radiator.

BEDROOM THREE 11' 1" x 8' 3" (3.38m x 2.51m) Having radiator and double glazed window rear elevation.



BATHROOM Having a white suite comprising panelled bath with antique mixer tap with telephone style shower attachment and further electric shower over, complementary brick effect tiled splash back surrounds, pedestal wash hand basin, low flush wc, chrome ladder heated towel rail, tiled floor and opaque double glazed window to side elevation

OUTSIDE To the rear is a pleasant enclosed rear garden with block paved patio and pathway leading to neat lawned area with a variety of shrubs and trees, further raised block paved seating area to the top of the garden and gated access to front, useful garden stores.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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