

AP MORGAN



Edenhall Road, Birmingham
£300,000

Features:

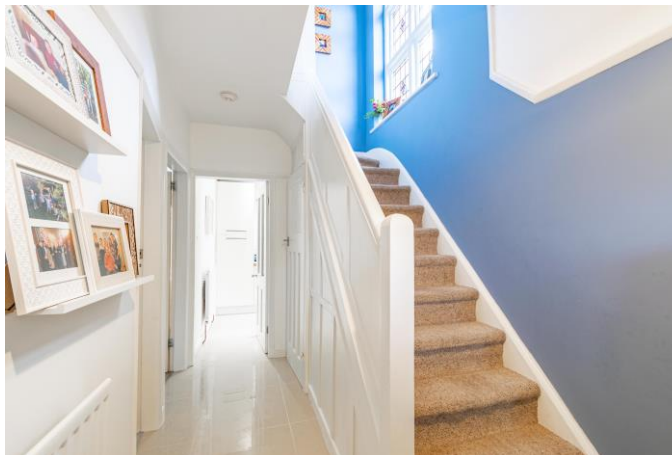
- Modern semi-detached property
- Three bedrooms
- Two reception rooms
- Lounge with feature fireplace
- Beautifully fitted kitchen/diner
- Close to amenities
- Off road parking with space for multiple vehicles
- EPC - E

Description:

A three-bedroom semi-detached property in a popular area of Quinton set on a good-size corner plot. The layout briefly comprises: Storm porch leading to the hallway which accommodates an under stairs W.C, and reception room one with a feature bay window to front. This is followed by a second reception room with a feature fireplace and second bay window which allows oodles of natural light to pour in. Also on the ground floor is a well-fitted and delightful kitchen/diner boasting bi-fold doors onto part of the rear garden as well as double doors onto another part of the garden. The kitchen/diner benefits from having an integrated electric hob, oven, and dishwasher, as well as space for a washing machine and tumble dryer.

The first floor is given over to three bedrooms, the first of which is a double and has space for wardrobes, the second bedroom is also a double and has space for wardrobes, as well as a good-size single bedroom which also benefits from space for wardrobes, lastly is a good-size family bathroom with both a bath and walk-in shower unit.

Outside: To the rear of the property is a good-size garden which is mainly laid to lawn with planting borders to the edges. Additionally, there is also a split-level garden to the side which also accommodates the off-road parking and garage, as well as being an ideal outdoor dining space with partially laid slabs and easily maintainable artificial grass. The Side access takes you to the front of the property which is half laid to lawn, and half laid with slabs, additionally, there is also attractive shrubbery and planting area. Ideally situated for local amenities including shops, eateries, and restaurants, this property is also in the catchment for several highly regarded schools. For commuters, the A456 offers great links into Birmingham, as well as the M5 being a short distance away offering further links to Worcestershire and London.



Details:

Lounge

15' 6" x 11' 8" (4.72m x 3.55m) (Max)

Kitchen/Diner

8' 3" x 17' 7" (2.51m x 5.36m) (Max)

Dining Room

14' 5" x 12' 2" (4.39m x 3.71m) (Max)

W.C

4' 2" x 2' 7" (1.27m x 0.79m) (Max)

Bedroom One

15' 2" x 11' 7" (4.62m x 3.53m) (Max)

Bedroom Two

14' 5" x 11' 8" (4.39m x 3.55m) (Max)

Bedroom Three

8' 5" x 6' 3" (2.56m x 1.90m) (Max)

Family Bathroom

8' 6" x 7' 9" (2.59m x 2.36m) (Max)

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
0121 809 9809.



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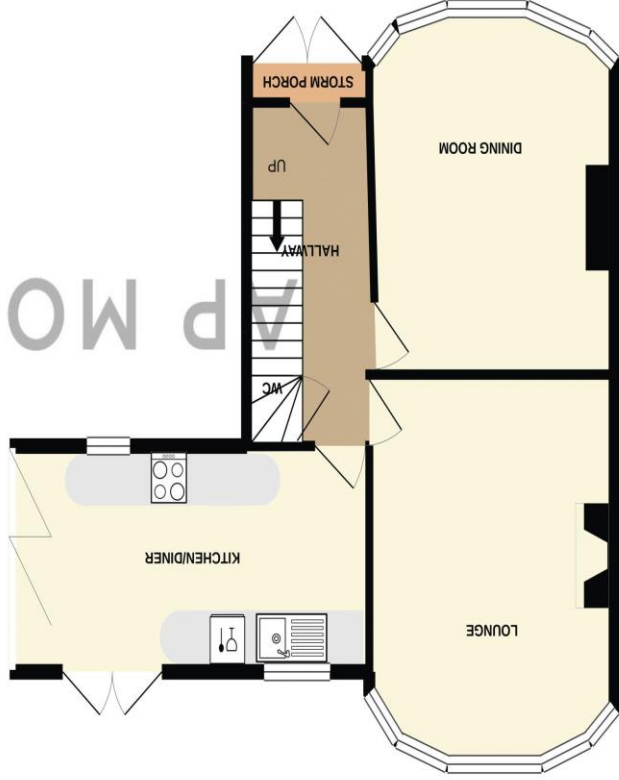
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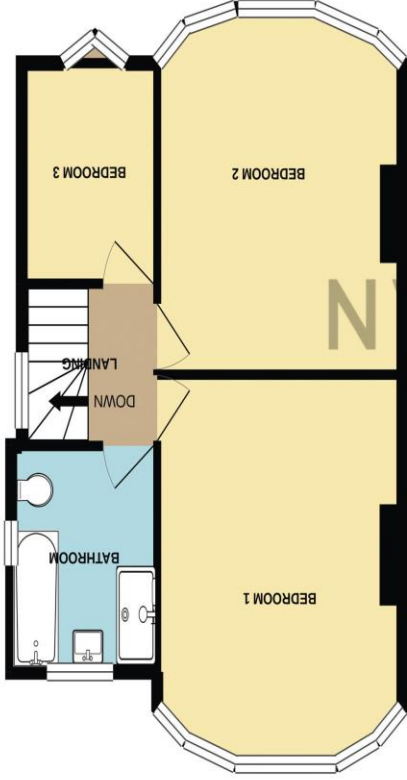
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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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