

33 Link Road, Edgbaston, Birmingham, B16 0EP



FOR SALE

Three Storey, Three Bedroom Terraced House

Offers in the Region of £265,000

Description

A spacious terrace property with lots of charm and character, with accommodation set over three floors. Situated in a highly convenient location within easy reach of Birmingham city centre, and within walking distance of Edgbaston reservoir.

The accommodation offers;

Front Courtyard Garden

Being mostly paved and with composite entrance door leading into;

Entrance Hallway

Minton tiled entrance hallway with entrance door to cellar, stairs to first floor and wooden doors leading into;

Front Reception Room

Bay window to front elevation, feature fireplace and large storage cupboard;

Rear Reception Room

With laminate flooring, window to rear garden and wooden door leading into;

Fully Fitted Kitchen

With tiled flooring throughout, windows to side elevation, a range of cream wall and base units with black worktop over, with plumbing for washing machine, integrated dishwasher and oven with electric hob over, brushed chrome cooker hood and black tiled splashback, stainless steel sink and drainer with mixer tap over, uPVC door leading to rear garden and wooden door leading into;

Downstairs Bathroom

With fully tiled walls, white panel bath with shower over, white WC and basin and obscured window to rear.

First Floor Landing

With newly fitted carpet, stairs to 2nd floor and wooden doors leading into;

Bedroom 1

Large double bedroom with windows to front elevation, carpet flooring and built-in wardrobes.

Bedroom 2

Large double bedroom with window to rear garden aspect, carpet flooring and built-in wardrobes.

Shower Room

With window to side elevation, part tiled walls, tiled floor, shower cubicle and white WC and basin.

Second Floor Bedroom 3

With window to front aspect, built-in storage cupboard, and carpet flooring.

Rear Garden

Mostly laid to lawn with perimeter fencing.

The property benefits from gas central heating and double glazed windows throughout.

Price

The property is available to purchase at offers in the region of **£265,000 for the freehold interest.**

Utilities

We understand that all utilities are connected to the property. A purchaser is advised to conduct their own checks on these.

Council Tax

The property comes under Council Tax Band B and is payable by the occupier to Birmingham City Council.

Energy Performance Certificate

The property has an energy rating of D59.

A copy of the energy performance certificate is available from the agent upon request.

Viewings

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**

