



Brewers Square

Edgbaston

B16 0PN

Offers In Excess of **£285,000**

Three-Bedroom Mid-Terrace

Tandem Allocated Parking

No Upward Chain

Rear Garden



Property Description

DESCRIPTION An excellently presented three bedroom modern mid-terrace property in a quiet and popular Edgbaston location.

The property was built by Charles Church and offers accommodation totalling over approx 919 square feet which includes ground floor entrance hall, WC, fitted kitchen and luxury of impressive living room/diner with French doors in the bay leading out to the garden.

The first floor boasts two bedrooms to compliment the family bathroom and storage cupboard, leading to the second floor which houses the master bedroom suite with modern en-suite shower room.

Further features include gas central heating, double glazing and ample storage facilities, of a modern and well presented style, befitting its age. The well maintained theme is also a characteristic externally, with a private rear garden, this offers a rear gate which leads to the tandem two parking spaces.

LOCATION Brewers Square is a quiet road forming part of a new home development built in 2010, in close proximity to City Road. It is a popular Edgbaston location offering excellent road and transport links in to Birmingham city centre whilst ideal for families with family friendly park as part of the estate with recreational areas such as Deer's Leap Wood nature reserve nearby.

The property is close to Queen Elizabeth and City Hospitals but also ideally placed new Midland Metropolitan Super Hospital at Cape Hill, along with amenities of Bearwood, Harborne and Edgbaston, with an extensive choice of independent and quality restaurants.

SCHOOLS Advantageously, the surrounding area provides a choice of highly rated primary and secondary schooling to both sectors, with Lordswood High school and George Dixon Academy close to and further schooling options within Edgbaston.

LEISURE Leisure facilities are provided with Edgbaston Priory tennis club and Golf clubs within a short drive, Edgbaston Reservoir with walking distance, with Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the city nearby.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: C



Floor Layout



Total approx. floor area 919 sq ft (85 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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