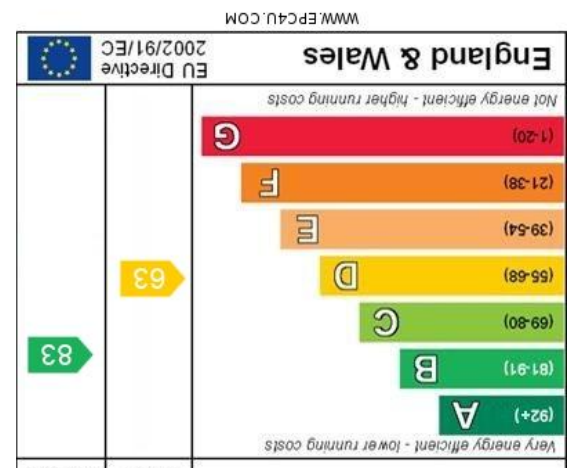


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 RECENTLY REFURBISHED THREE BEDROOM PERIOD MID TERRACED
- TWO RECEPTION ROOMS
- WELL FITTED KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- PRIVATE ENCLOSED REAR GARDEN

92 Edwards Road, Birmingham, B24 9HB

£225,000



Property Description

RECENTLY REFURBISHED - This immaculately presented period mid terraced property situated in this popular residential location with excellent public transport links, nearby schools, and local amenities, this property provides all the conveniences of city living whilst offering a peaceful family setting.

The property's which has recently undergone many cosmetic improvements throughout yet retaining many character features including high ceilings which amplifies the sense of space and modernity throughout briefly comprises :- Vestibule entrance and reception hallway with a feature original Minton floor, The two reception rooms offer diverse living spaces. The first reception room boasts a charming fireplace and high ceilings, providing a warm and inviting environment. The second reception room benefits from high ceilings and views of the garden, making it the ideal space for relaxation or socialising. The open plan kitchen/breakfast room is a true centrepiece of the home it offers modern appliances, built-in pantries, and a dedicated dining space and it is perfect for family meals or for entertaining guests.

The three bedrooms are spacious, with two double rooms and a cosy single room, providing adequate space for a growing family or for accommodating guests and the family bathroom offering a sleek, modern design that guarantees relaxation and comfort.

This is an opportunity not to be missed for families or couples seeking a stylish and spacious home in a convenient location, boasting an abundance of unique features and offering a high standard of living.

Outside to the front the property is set back from the road behind a walled and fenced low maintenance fore garden with block paved pathway.

VESTIBULE ENTRANCE Approached via a glazed entrance door having original Minton tiled floor.

WELCOMING RECEPTION HALLWAY Approached via a glazed reception door having featured Minton floor, stair case off to first floor accommodation with balustrade and doors leading off to reception rooms.

FRONT RECEPTION ROOM 14' 07" into bay x 10' 02" (4.44m x 3.1m) Focal point to room is a feature carved wooden fireplace with inset cast iron fire with raised hearth and tiled cheeks, ornate coving to ceiling, ceiling rose, radiator, double glazed bay window to front.

REAR RECEPTION ROOM 13' 04" x 10' 09" (4.06m x 3.28m) Having chimney breast with fireplace, ornate coving to ceiling and ceiling rose, stripped wood flooring, radiator, double glazed window to rear and door through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 18' 04" x 8' 05" (5.59m x 2.57m) Having a modern matching range of high gloss wall and base units with worktop surfaces over incorporating inset sink unit with mixer tap and complementary brick effect tiled splash back surrounds, fitted gas hob with extractor hood above, built in electric cooker beneath, space and plumbing for washing machine and further appliance, space for breakfast table and chairs, radiator, half height wood panelling to walls, useful under stairs storage cupboard, double glazed windows to side and rear elevation and double glazed door giving access out to rear garden.

FIRST FLOOR LANDING Approached via a staircase flowing from reception hallway, having balustrade, radiator, useful built in storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 11" x 12' 04" (4.24m x 3.76m) Having double glazed window to front, radiator.

BEDROOM TWO 13' 02" x 8' 02" (4.01m x 2.49m) Having chimney breast with fire place, radiator and double glazed window to rear.

BEDROOM THREE 11' 03" x 8' 05" (3.43m x 2.57m) Having built in storage cupboard, radiator and double glazed window to rear.

BATHROOM Being well appointed with a white suite comprising panelled bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap, low flush WC, part complementary brick effect tiling to walls, radiator, white flooring, opaque double glazed window to side elevation.

OUTSIDE to the rear there is a good sized well maintained enclosed garden with patio, neat lawn pathway with fencing to perimeter, rear gated access with rear vehicle driveway with further gated access from the road.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for EE & O2 limited availability for Three & Vodafone and data likely availability for EE limited availability for Three, O2 & 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 Solicitor or Surveyor. Please note that all measurements are approximate. 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.

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