

Edgcombe Road, Hall Green



Offers In The Region Of £290,000

Edgcombe Road, Hall Green

- End Of Terrace
- Detached Garage
- 2 Reception Rooms
- Well Presented
- Ideal Family Home
- Off-Road Parking
- 3 Bedrooms
- 2 Bathrooms
- Scope To Extend (stpp)
- Chain Free

Tenure: Freehold
Council Tax Band: B

KLARICO Estate Agents are delighted to present this impressive end of terraced property with a detached garage located within a sought after street in Hall Green, Birmingham. Features ample parking to the front, and offers huge scope for development to the side (stpp)

The ground floor currently provides 2 spacious reception rooms along with a kitchen, utility room and ground floor shower. The garage can also be accessed through the utility room. The first floor provides 3 spacious bedrooms along with a family bathroom. This property has been well maintained and being sold chain free. Huge potential can be found by potentially extending the property to the side (stpp).

Within the local proximity an be found a number of good schools and nurseries with York Mead Primary School found within walking distance. The same applied to public transport including rail and bus, both of which can be found within walking distance. A range of local amenities including retail and food outlets, also within a short walking distance. Overall this property is an all rounder, with good presentation, further scope for development and a range of local amenities. A must view!

Directions

Reception Room

4.00m x 3.50m (13'1" x 11'5")
Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator, coving to ceiling

Lounge/Dining Room

4.60m x 3.20m (15'1" x 10'5")
Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator, chimney breast with gas fireplace, coving to ceiling

Kitchen

2.20m x 1.70m (7'2" x 5'6")
Double glazed window to rear, tiled flooring, ceiling light, worktop, storage cupboards, drainer sink with mixer tap, plumbing for white goods

Utility

2.90m x 2.70m (9'6" x 8'10")
Ceiling light, flooring, storage cupboards, worktop, plumbing for white goods

Shower Room

1.75m x 1.75m (5'8" x 5'8")
Privacy double glazed window to rear, toilet, vanity wash unit with mixer tap, shower enclosure with shower unit, ceiling light, floor and wall tiles

Garage

6.00m x 3.10m (19'8" x 10'2")

Bedroom 1

4.40m x 2.80m (14'5" x 9'2")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bedroom 2

3.70m x 2.80m (12'1" x 9'2")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3

3.60m x 2.20m (11'9" x 7'2")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bathroom

2.00m x 1.80m (6'6" x 5'10")
Privacy double glazed window to rear, corner bath with electric shower unit, toilet, pedestal sink with mixer tap, ceiling light, lino flooring

Rear Garden

Patio, hedge shrubs to boundaries laid lawn

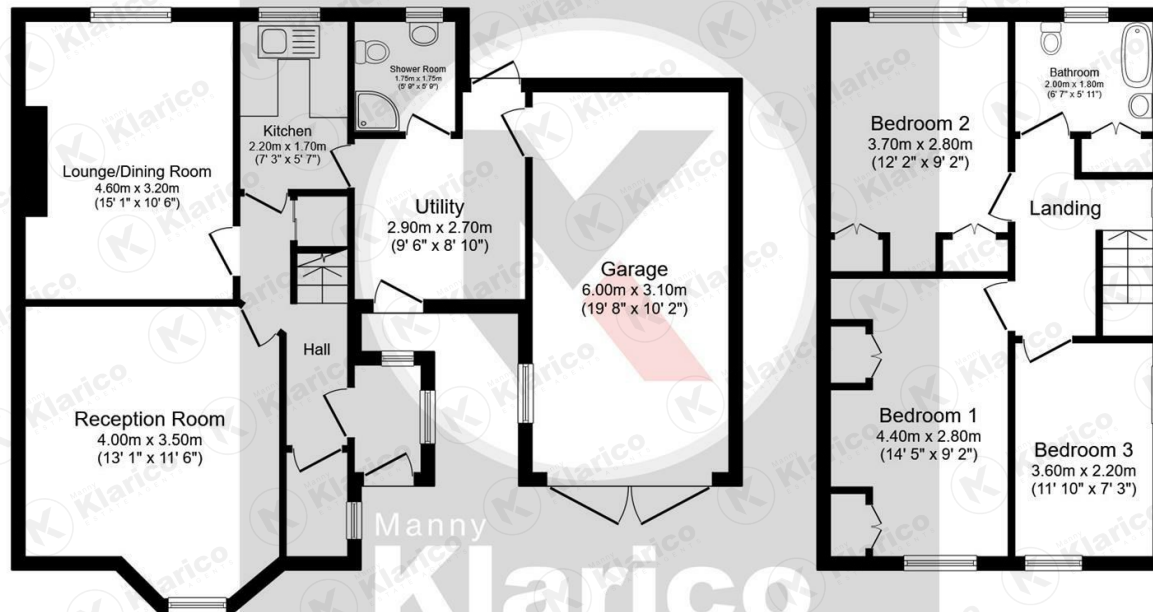


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Ground Floor
Floor area 75.9 m² (817 sq.ft.)

First Floor
Floor area 42.8 m² (461 sq.ft.)

TOTAL: 118.8 m² (1,278 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	
		55	
England & Wales EU Directive 2002/91/EC			
Very environmentally friendly - lower CO ₂ emissions			
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England & Wales EU Directive 2002/91/EC			

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