

# Edenbridge Road, Hall Green



**Offers Over £240,000**

Welcome to this charming semi-detached house on Edenbridge Road in the delightful area of Hall Green. This property boasts a spacious living room that is well-lit, perfect for relaxing or entertaining guests. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The impressive kitchen is sure to be the heart of this home, offering a wonderful space to prepare delicious meals and create lasting memories. Additionally, the utility room provides convenience and extra storage space, making household chores a breeze.

With a total of 1,024 sq ft, this property offers a comfortable living space for you and your loved ones. The parking area for three vehicles ensures that parking will never be an issue, providing ease and convenience for homeowners and guests alike.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your future.





# Edenbridge Road, Hall Green

- Reception Rooms
- Double Glazing
- Garden
- Ideal Family Home
- 3 Bedrooms
- Gas Central Heating
- Well Maintained
- Off-Road Parking

## Living Room

17'9" x 15'4" (5.40m x 4.67m)

Double glazed bay window to front and rear, carpet flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

## Kitchen

11'0" x 10'0" (3.36m x 3.06m)

Double glazed window to rear, laminate flooring, wall mounted radiator, ceiling lights, generous number of storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap

## Utility

17'3" x 6'5" (5.25m x 1.95m)

Double glazed window to rear, door to garden, storage units, worktop, laminate flooring, Plumbing for white goods

## WC

Privacy double glazed window to rear, tile flooring, vanity wash unit with mixer tap

## Bedroom 1

9'2" x 13'9" (2.80m x 4.20m)

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light, Built up wardrobes

## Bedroom 2

9'2" x 11'7" (2.80m x 3.53m)

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light, Built up wardrobes

## Bedroom 3

8'2" x 9'10" (2.50m x 3.00m)

Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light

## Bathroom

Privacy double glazed windows to front and side, laminate flooring, wall tiles, bathtub with mixer tap, shower unit, wash basin with mixer tap, heated towel rail

## Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area

## Directions





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Total area: approx. 95.1 sq. metres (1024.2 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.



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