



291 Pershore Road

Edgbaston, Birmingham, B5 7RW

Offers Over £250,000



****SUPERB THREE BEDROOM HOME IN THIS PRIME LOCATION WITH NO UPWARD CHAIN!!**** A well presented three bedroom home perfectly located just off the Pershore Road offering excellent access to all of the nearby points of interest including; Cannon Hill Park, MAC Theatre, Edgbaston Cricket Ground, QE Hospital, Birmingham University and the shopping facilities offered by nearby Moseley, Harborne and the City Centre. In brief the spacious and flexible accommodation consists of: front fore garden, porch, living/dining room, kitchen and access to a landscaped rear garden. To the first floor there are three bedrooms and a bathroom. The property further benefits from double glazing, warm air heating and also offers communal rear parking. EPC (Energy Performance Certificate) C. To book your viewing of this lovely home please call our Moseley office.



Approach

The property is approached via a shared pathway with lawned fore garden and leading to a UPVC double glazed door opening into:

Porch

With tiling to flooring, wall mounted light point and single glazed opaque wooden door opening into:

Living/Dining Room

14'9" max x 8'9" min x 28'3" max x 13'9" min (4.50 max x 2.69 min x 8.62 max x 4.20 min)

With open plan staircase gives rise to the first floor landing, double glazed window to the front aspect, two ceiling light points, warm air heating, door opening into storage cupboard providing useful storage, airing cupboard housing wall heating unit, double glazed patio doors giving access to the rear garden and further single glazed opaque doors opens into:

Kitchen

5'9" x 12'0" (1.77 x 3.68)

With tiling to floor, wall and base units with marble effect work surfaces incorporating stainless steel one a half bowl sink and drainer with mixer tap over, space for fridge freezer, space for cooker, breakfast area, further space for washing machine, tiling to splash backs, ceiling light point and double glazed

opaque patio doors with accompanying double glazed windows giving access to the rear garden.

First Floor Landing

With ceiling light point, loft access point (not inspected), door opening into airing cupboard housing boiler and useful storage space and doors opening into:

Bedroom One

13'1" x 8'10" (4 x 2.71)

With double glazed windows to the front aspect, ceiling light point and built-in wardrobe.

Bedroom Two

8'9" x 12'11" (2.68 x 3.94)

With double glazed window to the rear aspect and ceiling light point.

Bedroom Three

12'11" x 6'0" (3.95 x 1.83)

With double glazed window to the rear aspect and ceiling light point.

Bathroom

5'8" x 5'9" (1.75 x 1.76)

With a three piece white bathroom suite comprising low flush WC, panelled bath with mixer tap over and shower attachment over, wall mounted sink with mixer tap over, tiling to flooring, tiled surround, ceiling spotlights and ceiling extractor fan.

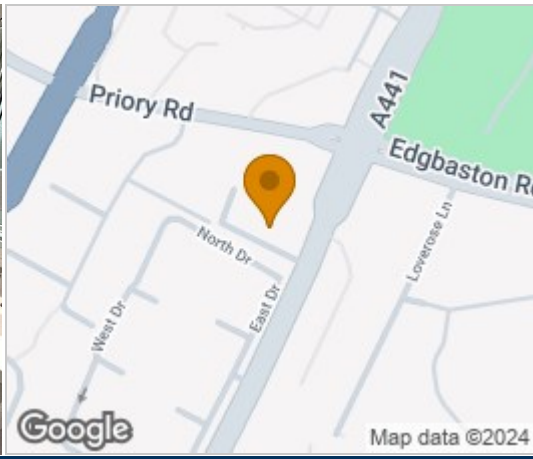
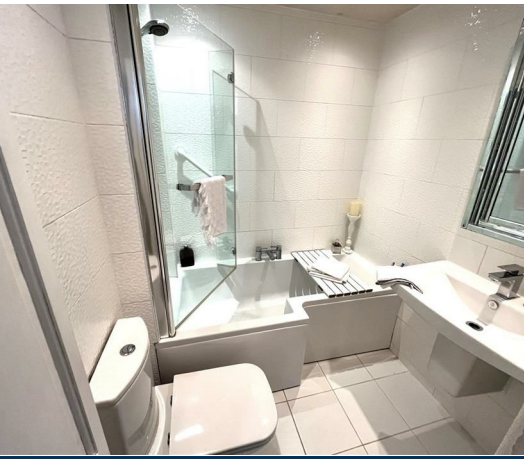
Rear Garden

With a paved rear garden with fencing surround and shrubs to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 291 Pershore Road Edgbaston, Birmingham, B5 7RW is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





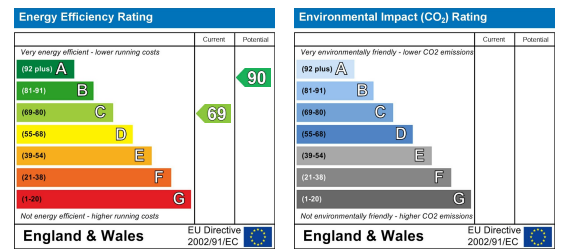
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.