



67 Odell Place

Edgbaston, Birmingham, B5 7RG

Offers In The Region Of £325,000



****LOVELY THREE BEDROOM HOME IN PRIME EDGBASTON LOCATION WITH NO CHAIN!**** Lovely mid-terrace three bedroom home in this popular location in Edgbaston location on Odell Place. 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. The property benefits from off road parking and fore garden, porch, living room, kitchen and access to the rear garden. To the first floor there are three bedrooms and bathroom. The property also benefits from a garage and no upward chain. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate this home on offer please contact our Moseley office.



Approach

The property is approached via a front driveway with mature lawned area and pathway leading to garage (not inspected) with an up and over door, further door opening into useful storage cupboard housing meters and double glazed UPVC front entry door opening into:

Inner Lobby

With wood effect floor covering, ceiling light point and further door opening into:

Open Plan Living/Dining Room

10'9" x 25'6" (3.28m x 7.79m)

With continued wood effect floor covering, wall mounted light point, two central heating radiators, double glazed window facing out to the front aspect, double glazed window with accompanying patio door leading out to the rear garden, stairs giving rise to the first floor accommodation and door opening in to:

Kitchen

8'8" x 8'2" (2.65m x 2.50m)

With Lino to flooring covering, tiling to splash backs, ceiling light point, a selection of wall and base units, wooden effect work surfaces, built-in washing machine and fridge/freezer, integrated gas hob, 'Electrolux' cooker and extractor fan above, sink and drainer with hot & cold mixer tap over, further breakfast area and double glazed window facing out to the rear aspect.

First Floor Accommodation

From living area stairs gives rise to the first floor landing with ceiling light point, door opening into storage cupboard housing the boiler, loft access point and doors opening into:

Bedroom One

13'8" x 9'11" (to rear of the wardrobes) (4.17 x 3.04 (to rear of the wardrobes))

With double glazed window to the front aspect, ceiling light point, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Two

10'0" x 10'2" (max) (3.06 x 3.12 (max))

With double glazed window to the rear aspect, ceiling light point, door opening into useful storage cupboard and central heating radiator.

Bedroom Three

8'7" x 8'3" (2.62 x 2.54)

With central heating radiator, double glazed window to the front aspect and ceiling light point.

Bathroom

8'10" x 5'6" (2.70 x 1.68)

With tiling wall to floor covering, obscured double glazed window to the rear aspect, low flush push button WC, wash hand basin on pedestal, bath with wall mounted 'Triton' shower over, ceiling light point and central heating radiator.

Rear Garden

Accessible from the dining area with step leading down to a block paved patio area leading to a mature area and with panel fencing to borders.

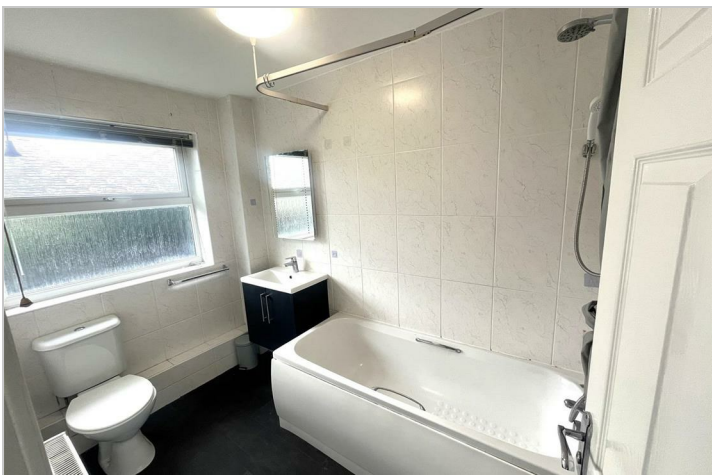
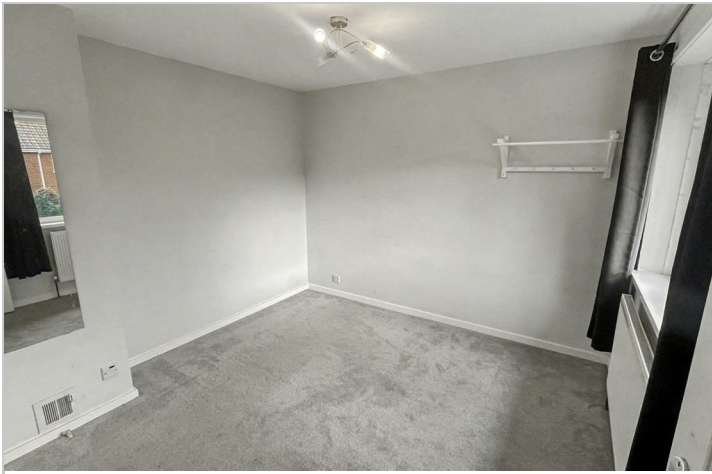
Garage

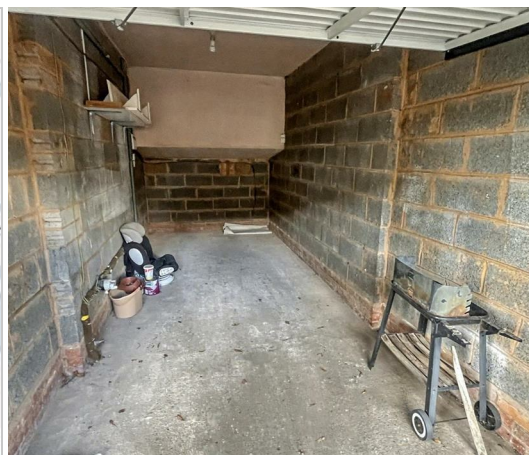
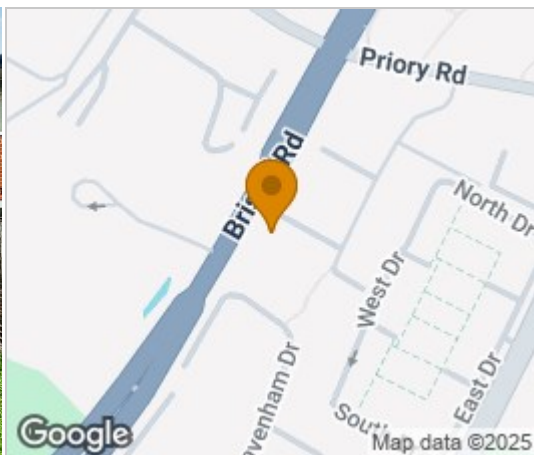
18'2" x 8'1" (5.55m x 2.47m)

With metal up and over door.

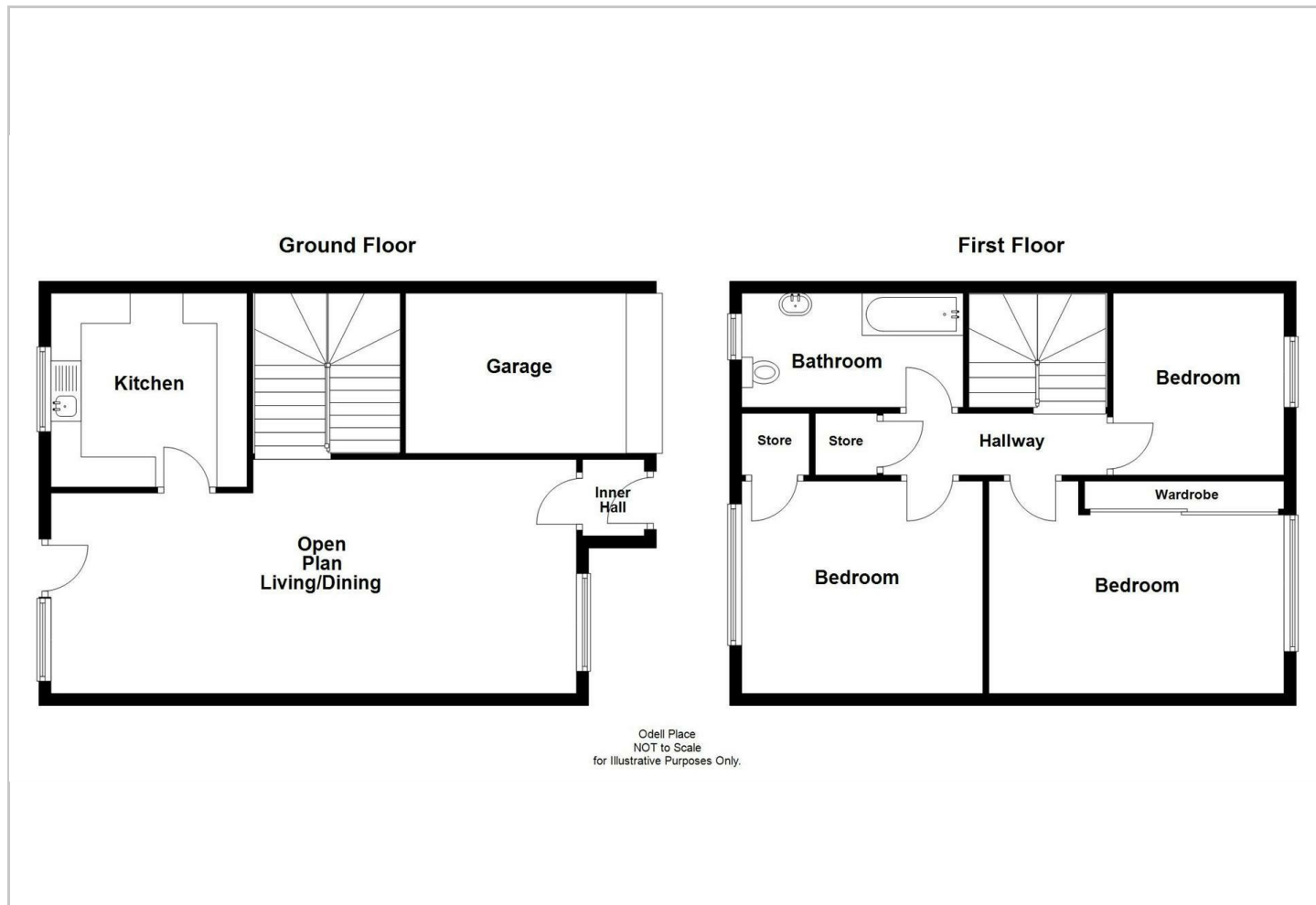
Council Tax Band

According to the Direct Gov website the Council Tax Band for 67 Odell Place, Edgbaston, Birmingham B5 7RG is band D and the annual Council Tax amount is approximately £2,237.00 subject to confirmation from your legal representative.





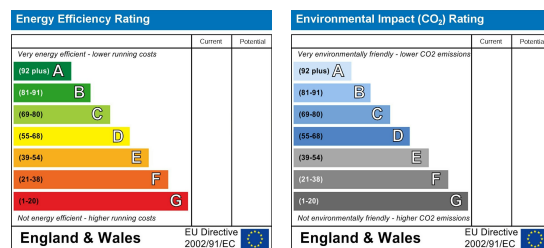
Floor Plan



Viewing

Please contact our Rice Chamberlains 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.