



**Aston
Bradley**
CHARTERED SURVEYORS

2 The Limes Marroway Street, Edgbaston, B16 0AY

Price £150,000



- Two Bedroom Mid-Terrace
- Front & Rear Gardens
- Ideal First Time Buy or Investment
- Two Reception Rooms
- Close to Birmingham City Centre
- Central Heated & Double Glazed



2 The Limes Marroway Street, Edgbaston, B16 0AY

Aston Bradley is excited to offer to the sale market this traditional two up two down Victorian mid terraced property ideal for a first-time buyer or as an investment.

The property is situated away from the road which offers privacy and peace accessible via a path. It consists of two reception rooms, kitchen and bathroom on the ground floor, upstairs leads to two double size bedrooms.

The property comes with front and back gardens, UPVC double glazing, central heating and traditional fireplaces which guarantees comfort all year round.

The house is situated in the popular area of Edgbaston which has an array of supermarkets, primary and secondary schools, parks and the famous Edgbaston Reservoir, which is only a short walk, the city centre is a mere 2 miles away which is accessible via excellent transport routes with its larger shopping facilities and links by both road and rail to the major towns and cities.

Schedule a viewing today and see for yourself why this property has so much to offer and is not a one to be missed.

For more information or to arrange a viewing, contact the office on 0121 240 0299.

Tenure: Freehold

Price: £150,000

Council Tax – We are advised the property is currently Band A

MORE PHOTOS ONLINE AT astonbradley.co.uk/SALES

WE ARE SOCIAL FOLLOW ASTON BRADLEY ON FACEBOOK, INSTAGRAM & TIKTOK FOR LIVE FEED UPDATES ON OUR LATEST PROPERTIES

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Reception Room One

12'4" x 11'1" (3.78m x 3.40m)

Double glazed bay window overlooking the front, ceiling light point, power points, fireplace, wood floor, central heating and door leading to the front and hallway.

Reception Room Two

11'2" x 12'4" (3.42m x 3.76m)

Double glazed window overlooking the rear, ceiling light point, wood floor, power points, central heating, and door leading to the hallway to the first floor, and kitchen.

Kitchen

5'5" x 8'11" (1.67m x 2.74m)

Double glazed window overlooking the side, fully fitted wall and base kitchen units, single bowl Stainless Steel sink with mixer tap, ceramic tile floor, light points, electric power points, central heating, doors leading to reception room two and hallway.

Bathroom

5'10" x 2'6" (1.79m x 0.78m)

Double glazed windows overlooking the side, ceiling light point, shower in bathtub, hand wash basin, Low flush W.C., part tiled walls, central heating, tiled floor, door leading to hallway.

Bedroom One

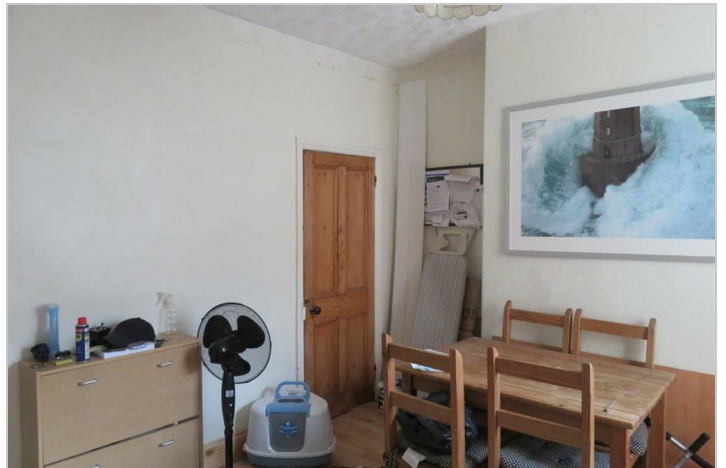
11'1" x 12'4" (3.40m x 3.77m)

Double glazed window overlooking the front, power point, ceiling light point, carpet floor, central heating, fireplace and door leading to landing.

Bedroom Two

11'4" x 11'4" (3.46m x 3.46m)

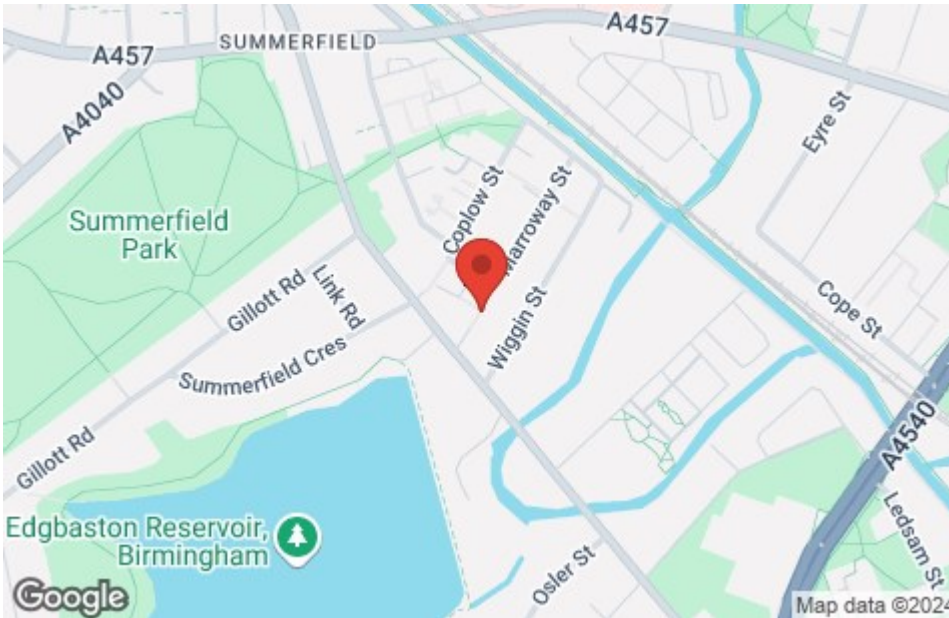
Double glazed window overlooking the rear, power point, ceiling light point, carpet floor, central heating, Fireplace and door leading to the landing.



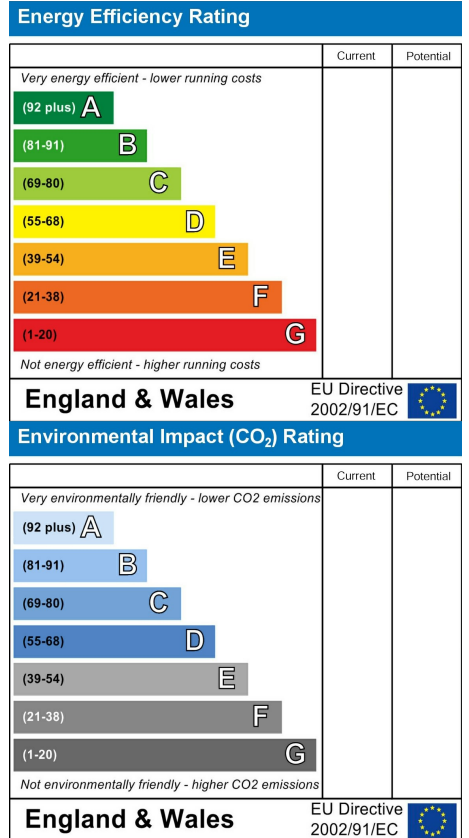
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Edgbaston Office on 0121 240 0299 if you wish to arrange a viewing appointment for this property or require further information.

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.