

for sale

offers over **£270,000** Freehold



## Cavendish Road Edgbaston Birmingham B16 0HZ

**\*\*NO CHAIN\*\***THREE BEDROOM, this property is perfect for families or for investment. Situated in Edgbaston close to city centre in a popular location briefly comprising of TWO RECEPTION ROOMS, FAMILY BATHROOM, KITCHEN and REAR GARDEN! Call our sales team today to book your viewing on 0121 420 3611!

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Entrance Hallway

Staircase rising to the first floor landing, two storage cupboards.

## Reception Room One

Double glazed bay window to the front aspect, gas fire place, ceiling light point, and carpeted flooring.

## Reception Room Two

Double glazed window to the rear aspect, ceiling light point, and carpeted flooring.

## Reception Room Three

Double glazed bay window to the side aspect, storage cupboard, ceiling light point, and carpeted flooring.

## Kitchen

Double glazed window to the side aspect, fitted kitchen, wall and base units, work surfaces, sink and drainer, gas hob and oven, plumbing for a washing machine, ceiling light point.

## Landing

Staircase, storage cupboard, doors onto;

## Bedroom One

Double glazed window to the rear aspect, radiator, ceiling light point, and carpeted flooring.

## Bedroom Two

Double glazed window to the front aspect, radiator, ceiling light point, and carpeted flooring.

## Bedroom Three

Double glazed window to the rear aspect, radiator, ceiling light point, and carpeted flooring.

## Bedroom Four

Double glazed window to the front aspect, radiator, ceiling light point, and carpeted flooring.

## Bathroom

Double glazed frosted window to the side aspect, bath, wash hand basin, w/c, ceiling light point, fully tiled.





To view this property please contact Connells on

**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA310836 - 0015

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)