



Edenhall Road, Birmingham B32 1DE

welcome to

Edenhall Road, Birmingham

*** LOCATED IN QUINTON ***** CLOSE TO THE MOTORWAY NETWORKS **** EASY ACCESS TO BIRMINGHAM CITY CENTRE **** TRADITIONAL SEMI DETACHED PROPERTY *** THREE BEDROOMS ***** FAMILY BATHROOM ***** EXTENDED KITCHEN ***** THROUGH LOUNGE WITH INTERCONNECTING DOORS ***** DRIVEWAY *** GARAGE ***** FAMILY BATHROOM.

Agent Note

This property is council tax band C.

Entrance Porch

entrance door with stained glass panelling.

Entrance Hall

stairs to first floor, door to understairs storage, central heating radiator.

Front Reception

12' into chimney breast x 11' 2" excluding bay (3.66m into chimney breast x 3.40m excluding bay)
Double glazed bay window to front, central heating radiator, feature fire surround with hearth, interconnecting doors.

Rear Reception

12' into chimney breast x 14' 10" into bay (3.66m into chimney breast x 4.52m into bay)
Double glazed bay window to rear & French doors to rear, central heating radiator, coving to ceiling.

Kitchen

12' 9" x 6' 9" (3.89m x 2.06m)
Skylight windows, double glazed door to rear garden, central heating radiator, range of wall and base units with drawers and roll top worksurfaces, tiling to splash-proof areas.

Downstairs Toilet

8' x 4' 1" (2.44m x 1.24m)
Low level flush w/c, wash hand basin, space for washing machine & tumble dryer, electric wall heater.

Landing

Single glazed window to side, loft access.

Bedroom 1

15' x 12' (4.57m x 3.66m)
6 sided double glazed bay window to rear, central heating radiator, fitted wardrobes, cupboard & drawers.

Bedroom 2

14' 1" x 11' 4" (4.29m x 3.45m)
6 sided double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom 3

7' 6" x 7' (2.29m x 2.13m)
Double glazed window to front, central heating radiator.

Bathroom

Double glazed window to rear, central heating radiator, tiling to splash-proof area, hand wash basin in vanity unit, panelled bath with shower over.

Rear Garden

Paved patio area, main rear garden laid to lawn, 2x sheds, fully enclosed.





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welcome to

Edenhall Road, Birmingham

- Beautiful Traditional Semi Detached Property
- Block paved driveway and Garage.
- Three Good Size Bedrooms
- Ground Floor W/C and Upstairs Family Bathroom
- Stunning Rear Gardens

Tenure: Freehold EPC Rating: D

offers over

£380,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HBN111456 - 0003

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