



## Edenbridge Road Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Extended & Re-Fitted Kitchen & Re-Fitted Family Bathroom
- South/Westerly Facing Rear Garden
- Large Side Garage & No Upward Chain

**£320,000**

Current EPC Rating - D  
Current Council Tax Band - C



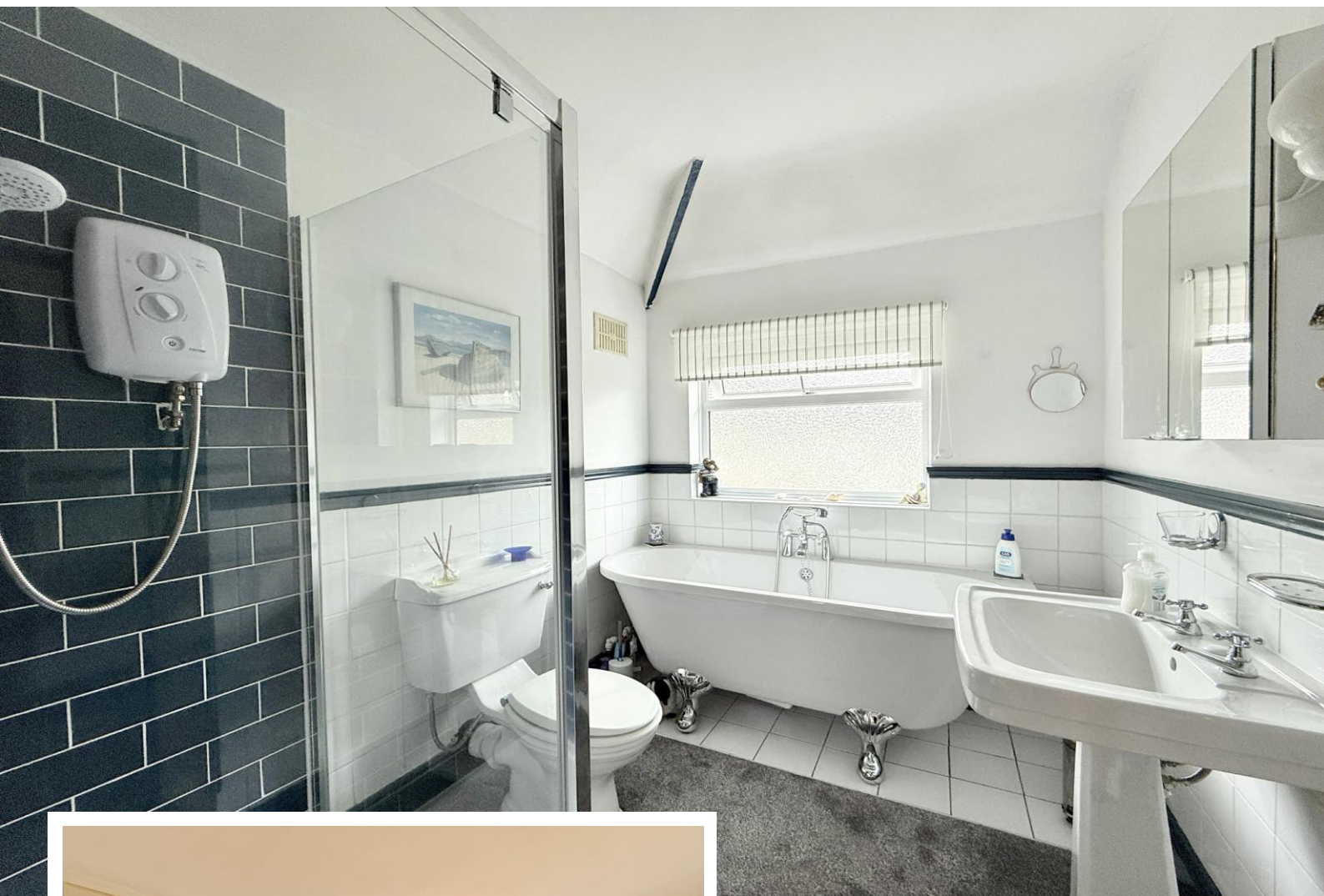




## Property Description

A semi-detached family home situated in a most popular location offering superb potential to extend STPP. Benefiting from no upward chain and offering accommodation comprising two reception rooms, re-fitted breakfast kitchen, guest W.C, three bedrooms, re-fitted four piece family bathroom, South/Westerly facing rear garden, large side garage and driveway parking





## Rooms & Measurements

Reception Room One to Front 4.65m x 3.56m (15'3" x 11'8")

Reception Room Two to Rear 3.73m x 3.35m (12'3" x 11'0")

Re-Fitted & Extended Breakfast Kitchen to Rear 3.89m x 2.59m (12'9" x 8'6")

Bedroom One to Rear 3.66m x 3.45m (12'0" x 11'4")

Bedroom Two to Front 4.6m x 3.07m (15'1" x 10'1")

Bedroom Three to Front 2.46m x 1.93m (8'1" x 6'4")

Re-Fitted Four Piece Family Bathroom to Rear 2.64m x 1.91m (8'8" x 6'3")

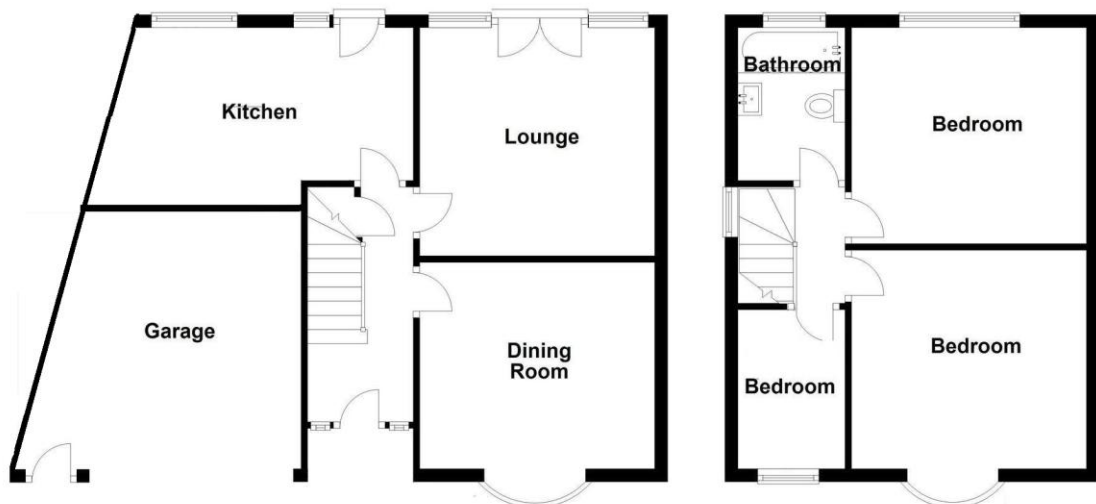
Large Side Garage 5.26m x 4.67m (17'3" x 15'4")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – C





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.