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Reservoir Retreat

Edgbaston, Birmingham, B16 9EH

Offers In The Region Of £325,000



- Beautiful Traditional Terraced Home
- Quiet Cul-De-Sac Location in Edgbaston
- Extended Kitchen and Breakfast Room
- Excellent Access into Birmingham City Centre and City Hospital
- Three Double Bedrooms
- Beautifully Secluded and Established Rear Garden
- Permit Parking
- EPC Rating - E

Tel: 0121 647 4233

Reservoir Retreat

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A beautifully maintained traditional terraced home situated in this quiet cul-de-sac in the popular suburb of Edgbaston, just outside of Birmingham City Centre. This three bedroom period property offers an excellent combination of contemporary living with a host of retained character and original features. Additionally benefiting from a large rear garden and resident permit parking.

The property is fully double glazed, with gas central heating and retained period features throughout.

A blue brick shared communal entrance leads to the property, with an original hardwood door into a welcoming entrance hall which provides the staircase to the first floor and separates the front and rear reception rooms.

The front reception provides a wonderful feature fireplace with built-in storage and shelving, with a similar reception room at the rear including another feature fireplace with working open-fire and additional storage and shelving, leading directly through to the kitchen breakfast setting to the rear of the property.

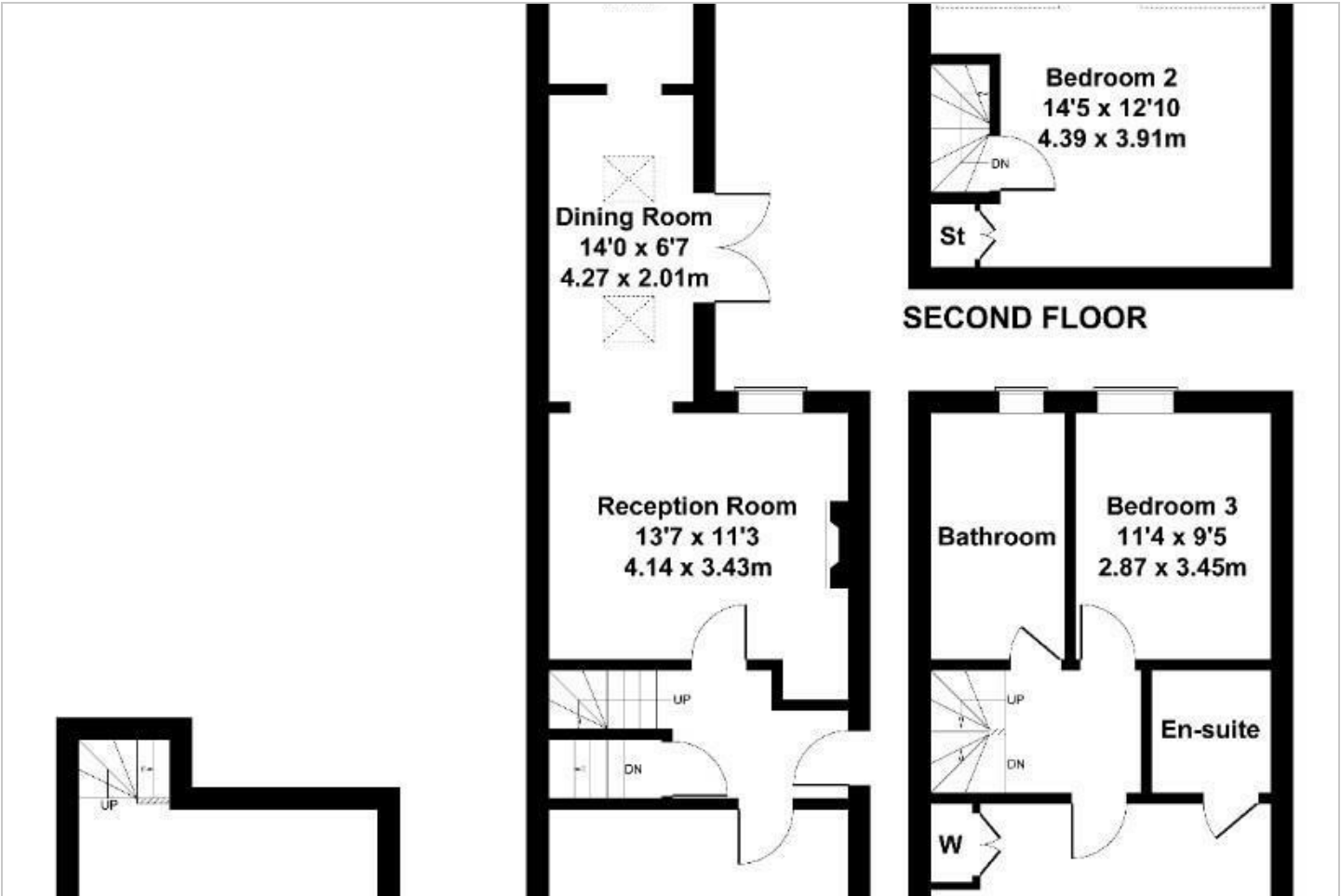
The breakfast room provides ample space for dining table and chairs with door out to the rear garden, there are dual aspect 'Velux' skylights and windows to the side elevation providing an array of natural light throughout this area. The kitchen comprises wall and base level units with butchers block worktops and a tiled splash-back, with integrated oven, gas hob and extractor, and an integrated dishwasher with ample space for all other kitchen appliances. A cellar completes downstairs and provides excellent additional storage space.

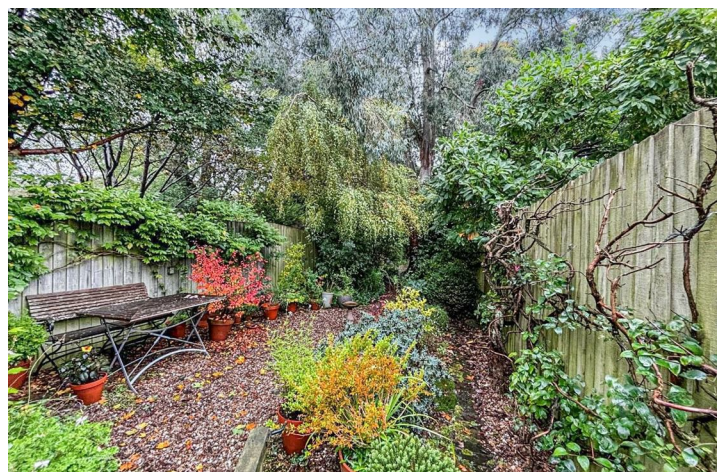
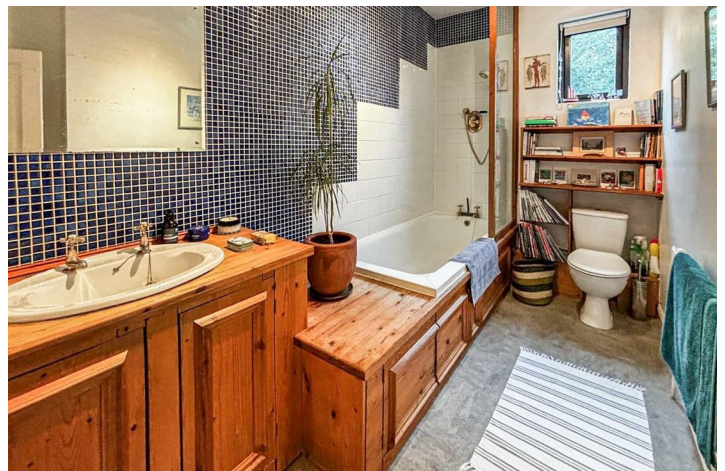
Across the first and second floors are three well-appointed bedrooms, including a generously sized master bedroom which features an en-suite shower room with electric shower. The main bathroom occupying the first floor comprises WC, wash hand basin and bath with separate shower. To the second floor, the third bedroom is a double, and provides access to excellent eaves storage which completes the internal accommodation.

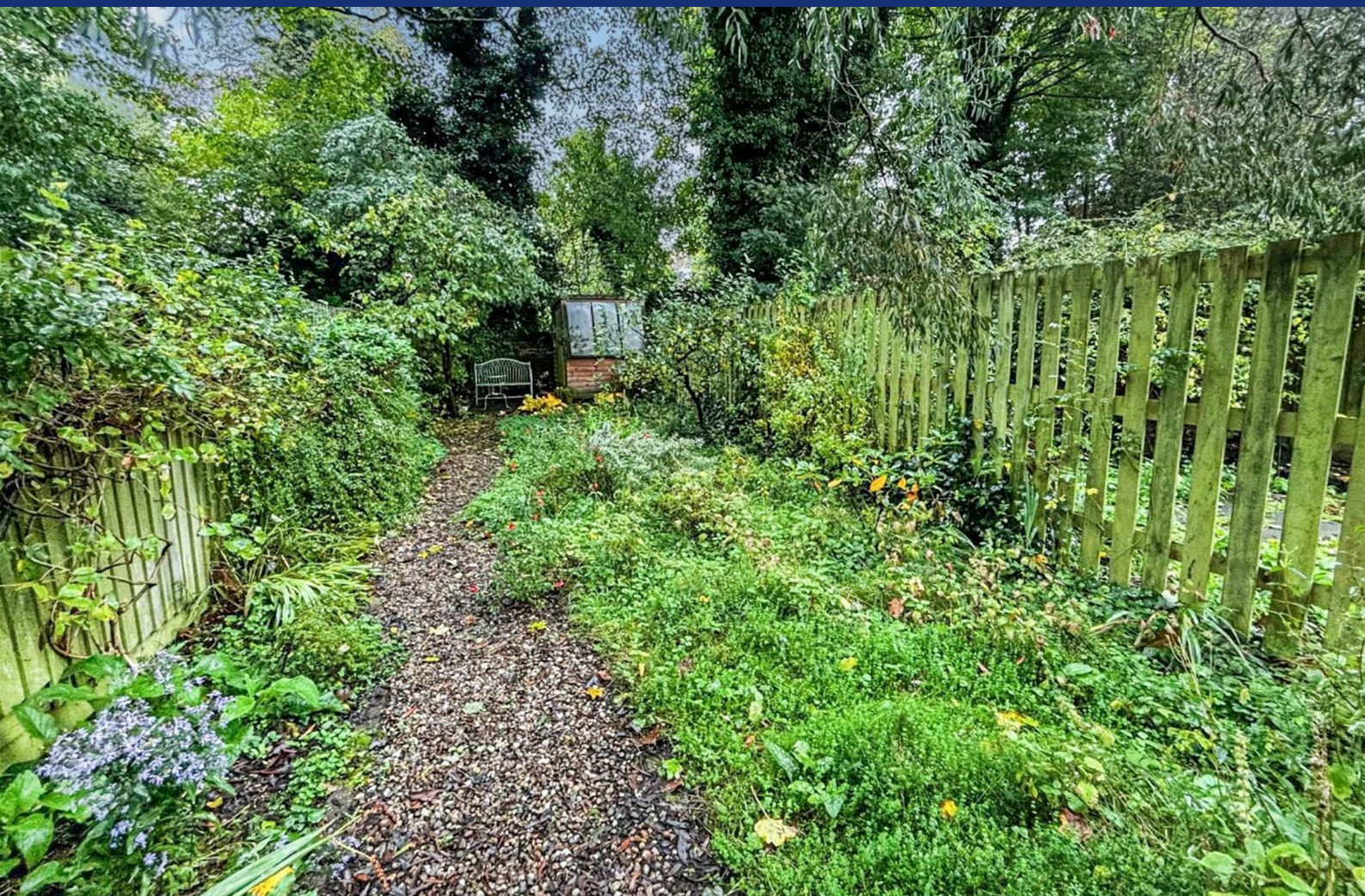
Outside is a secluded and peaceful rear garden which catches plenty of sun throughout the day. There is a continuation of the blue brick patio in the communal entrance into the rear garden to the side of the property which provides space for garden table and chairs. A stone section and pathway leads down the garden to a secondary patio and garden shed at the bottom, with a vast array of established plants bushes and trees throughout. A real green escape from the bustling city centre which is just a short commute away.

The property is located in this quiet and convenient neighborhood that has a real community nature, positioned just on the edge of Birmingham City Centre making it ideal for professionals. The immediate area provides frequent and convenient access directly to the array of shopping and leisure facilities available within the city centre, including very renowned developments such as Grand Central, The Mailbox and Bull Ring shopping centre to name a few. The property is also ideally located for both QE Medical Complex and City Hospital, with Edgbaston Village and Harborne High Street both conveniently accessible and providing a range of independent stores and well-known supermarkets, along with highly regarded eateries and gastro-pubs.

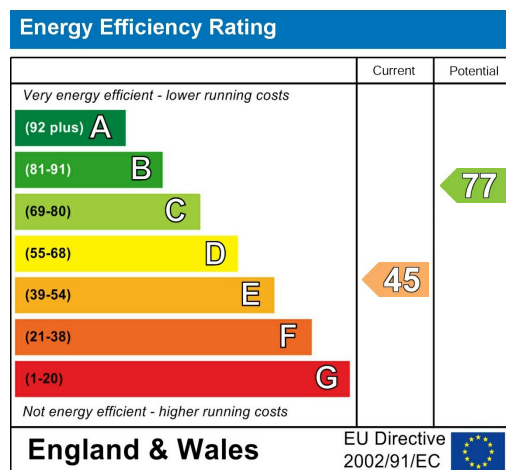
Floorplan







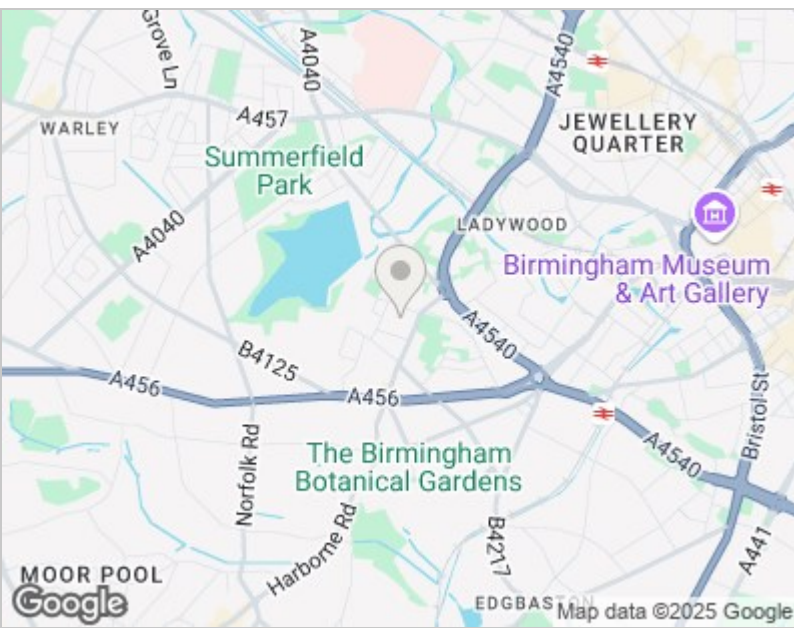
Energy Efficiency Graph



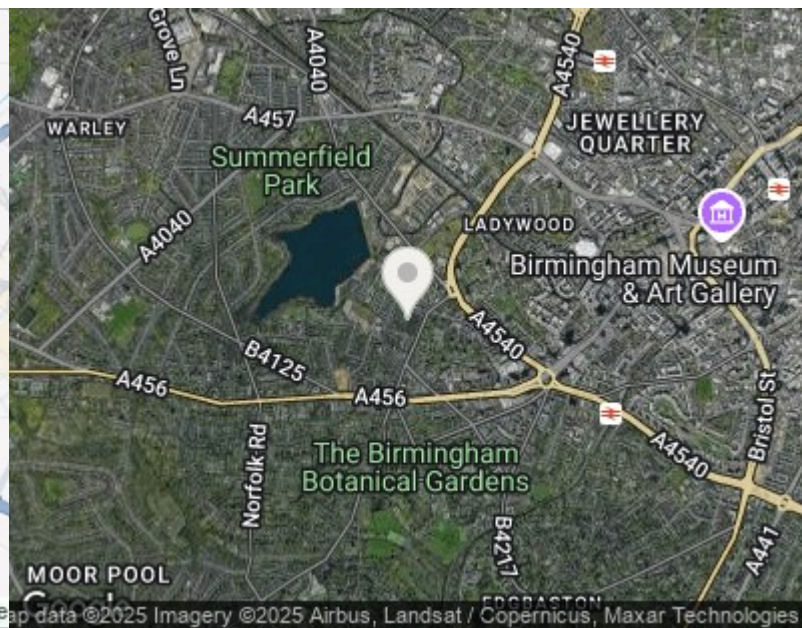
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

110 Station Road, Harborne, Birmingham, B17 9LS
Tel: 0121 647 4233 Email: harborne@hunters.com
<https://www.hunters.com>

