



Bristol Road, Edgbaston, Birmingham, B5 7UA

- Superbly Presented and Extended Grade II Listed Property
- Two/Three Bedrooms
- Extended Open-Plan Kitchen with Separate Utility Room at Rear
- No Upward Chain
- Fantastic Location just on the Edge of Birmingham City Centre
- Driveway for Two Cars
- Excellent Access to Birmingham City Centre and Birmingham University
- EPC Rating - C

Offers In The Region Of £350,000



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DESCRIPTION

A well presented and extended Grade II listed Victorian Home situated in this excellent location in Edgbaston on the edge of Birmingham City Centre. The two/three bedroom property provides beautifully retained original features throughout whilst sympathetically combining an open-plan kitchen extension with bi-folding doors at the rear of the property. Additionally benefitting from off street parking and being sold with No Upward Chain.

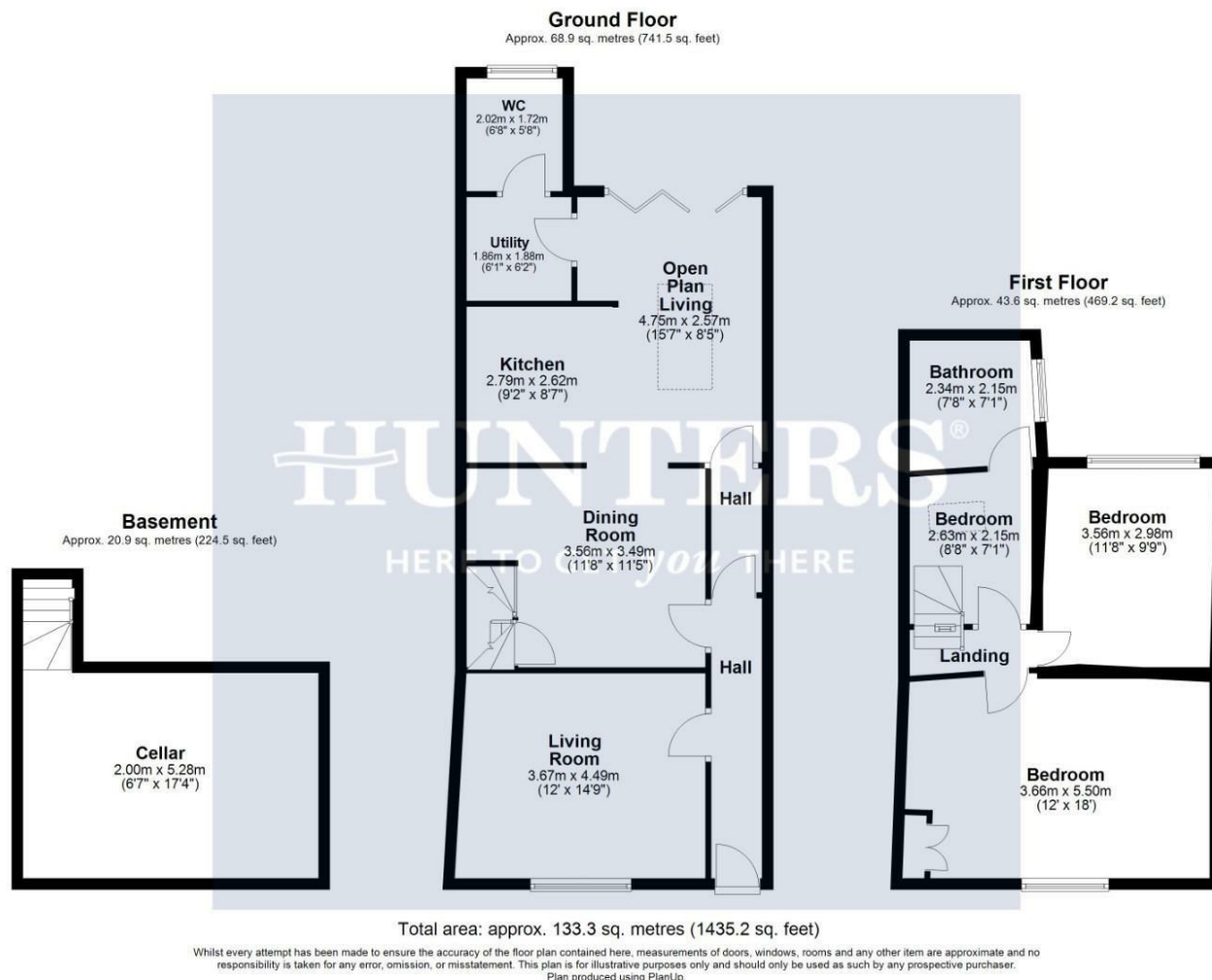
This artisan dwelling is Grade II listed which reflects the architectural style and urban development of Birmingham during that period and along with the conservation area, helps to ensure the preservation and unique architectural and historic character, providing a more desirable environment for its local residents.

Set back away from the road above street level with a block paved driveway for two cars and steps up to the property entrance. As you enter into the main hallway it provides a storage area and access into the front and rear reception rooms. The front reception includes a large sash window with secondary glazing with plenty of retained character. The rear reception room has been internally opened up with the rear extension, with roof light and bi-folding doors providing plenty of natural light. There is plenty of space for both dining and living room furniture alongside access to the cellar and staircase to the first floor. The kitchen area comprises wall and base level units with oak worktops with matching up-stand, integrated oven and microwave grill, induction hob, extractor unit and integrated fridge and dishwasher are also included. A separate utility provides additional storage, work surfaces and sink unit with space for a freestanding fridge -freezer and this in-turn leads into the downstairs WC.

The upstairs accommodation provides two double bedrooms including a master with fitted wardrobes, and the third additional room leads into the main bathroom comprising WC, vanity sink unit and bath with separate shower.







165 Bristol Road, Edgbaston

Viewings

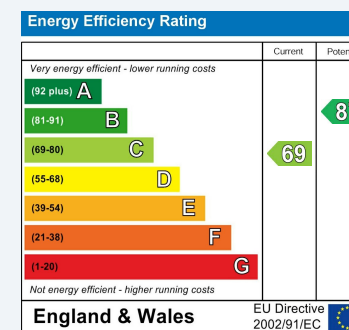
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.