

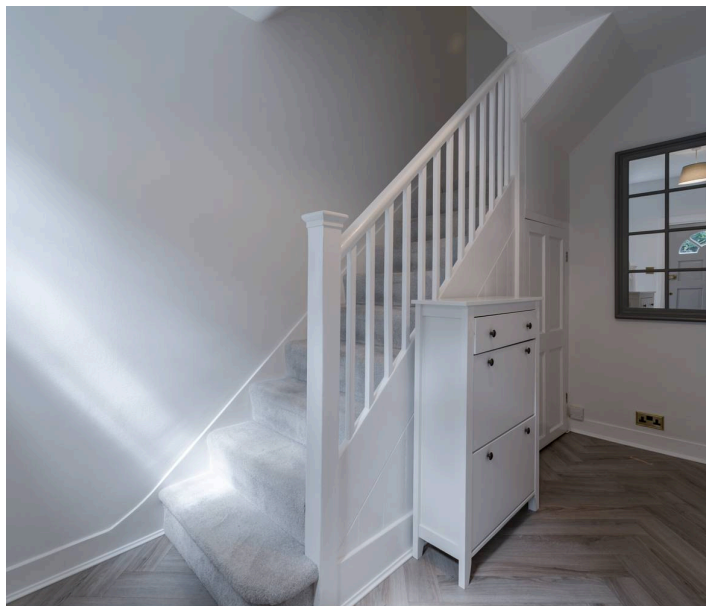


10 Park Edge, Birmingham

£550,000 Freehold

Hadleigh Estate Agents are delighted to offer this much improved and extended three bedroom terraced house for sale. Located on the ever popular Park Edge, within the Moor Pool Estate the property boasts move in ready accommodation. The property comprises of fore garden, welcoming entrance hallway giving access to the front lounge, additional dining room and extended kitchen. With ample storage space, the kitchen further benefits from having a convenient guest WC and utility room. The first floor offers three double bedrooms, offering excellent living accommodation and being complete with a modern family bathroom.





Entrance Hallway

Welcoming entrance hallway, with partially glazed front door and window to the front elevation. LVT flooring, central heating radiator and ceiling light point. Offering understairs storage and stairs to first floor accommodation.

Lounge

Spacious and modern lounge, with traditional fireplace at the focal point and ceiling coving. Double glazed windows to the front elevation, carpeted flooring, central heating radiator and ceiling light point.



Dining Room

The dining room offers French doors leading into the rear garden, a further traditional fireplace at the focal point. With wooden flooring, ceiling light point, ceiling coving and central heating radiator.



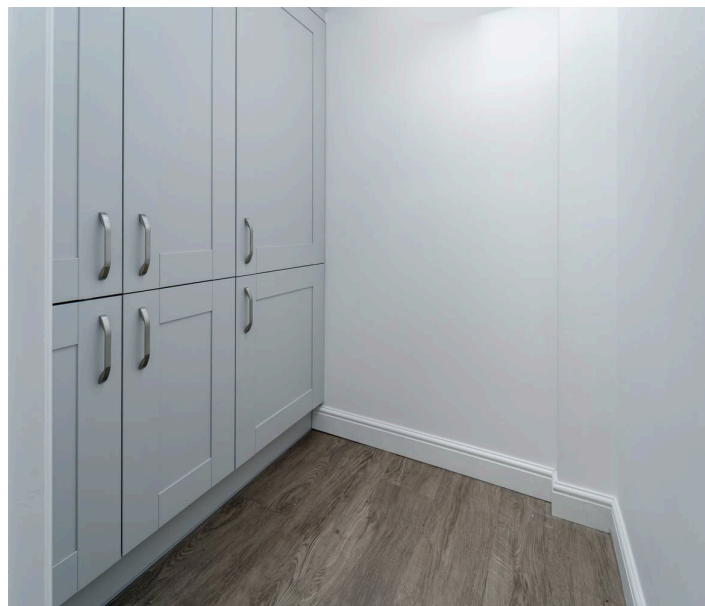


Kitchen

Newly fitted modern kitchen with a range of base and wall units, integrated appliances including double oven and dishwasher. Gas hob with extractor over, sink and mixer tap and marble worktops. Ample light floods the room due to two Velux skylights, double glazed patio door and window above. Ceiling spotlights, LVT flooring and access to WC and utility room.

Utility Room

Fitted utility room, with storage space, plumbing for appliances and housing Worcester boiler. A further Velux skylight and ceiling light point.



Guest WC

Convenient guest WC, with partially tiled walls, concealed cistern low level flush WC and hand wash basin. Ceiling light points, extractor fan and central heating radiator.

Landing

With carpeted flooring, ceiling light point and pull down loft hatch, giving access to boarded loft.





Master Bedroom

Spacious master bedroom boasting fitted wardrobes and dressing table. Double glazed window to the front elevation, ceiling light point, carpeted flooring and central heating radiator.

Bedroom Two

A further double bedroom, complete with carpeted flooring, double glazed windows to the rear elevation, ceiling light point and central heating radiator.



Bedroom Three

Boasting a good sized third bedroom, double glazed window to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.





Bathroom

Modern family bathroom suite, with fitted bath and shower over. Low level flush WC and combi vanity unit. Towel radiator, ceiling spotlights and built in storage. With tiled flooring, partially tiled walls and obscure glazed window to the front elevation.

Garden

The property boasts a private rear garden, with paved patio area and steps leading laid to large lawn. Fenced and hedge boundaries.

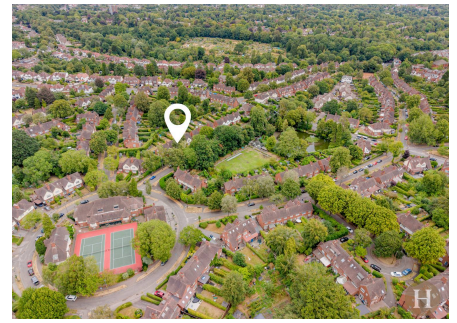




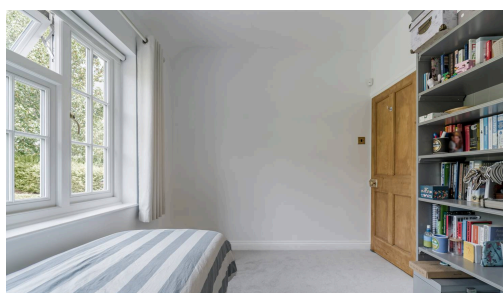
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Three bedroom terraced home
- Much improved & extended
- Sought-after Moor Pool Estate
- Pond & bowling green views
- Ample parking & fore garden
- Lined, insulated & boarded loft



Approx Gross Internal Area
105 sq m / 1129 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft

First Floor
Approx 48 sq m / 516 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.