



4 Priory Road, Edgbaston

£250,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced property for sale. Located on Priory Road the property is conveniently located for all local amenities and access into Birmingham City Centre. Making for an excellent first time buy or investment opportunity.

The property comprises, fore garden, entrance hallway and spacious lounge. To the rear is a kitchen diner and the first floor offers two double bedrooms and family bathroom. To the rear of the property is a private garden and gated access to the garage en-bloc. The property further benefits from residents only parking.





Entrance Hall

Partially glazed front door, with door leading to lounge. Ceiling spotlight, storage cupboard and meter cupboard.

Lounge

Spacious lounge boasting large windows to the front elevation, central heating radiator, ceiling light point and wall lights. At the focal point is a feature fireplace and surround.

Kitchen Diner

Kitchen diner with internal storage cupboard, a range of fitted base and wall units with partially tiled splashbacks. Ceiling spotlights, central heating radiator, tiled flooring, sliding patio door and stairs to first floor.



Landing

Open wooden bannister, ceiling spotlight, loft hatch and carpeted flooring.

Master Bedroom

Spacious double bedroom, complete with built in wardrobe and window to the rear elevation. Central heating radiator and ceiling light point.





Bedroom Two

Boasting an additional double bedroom, window to the front elevation, central heating radiator and ceiling light point.

Bathroom

Partially tiled bathroom suite, comprising fitted bath and shower over. Low level flush WC, hand wash basin, towel radiator and ceiling spotlights.

Garden

Private rear garden, being low maintenance and offering gated access to the rear garage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

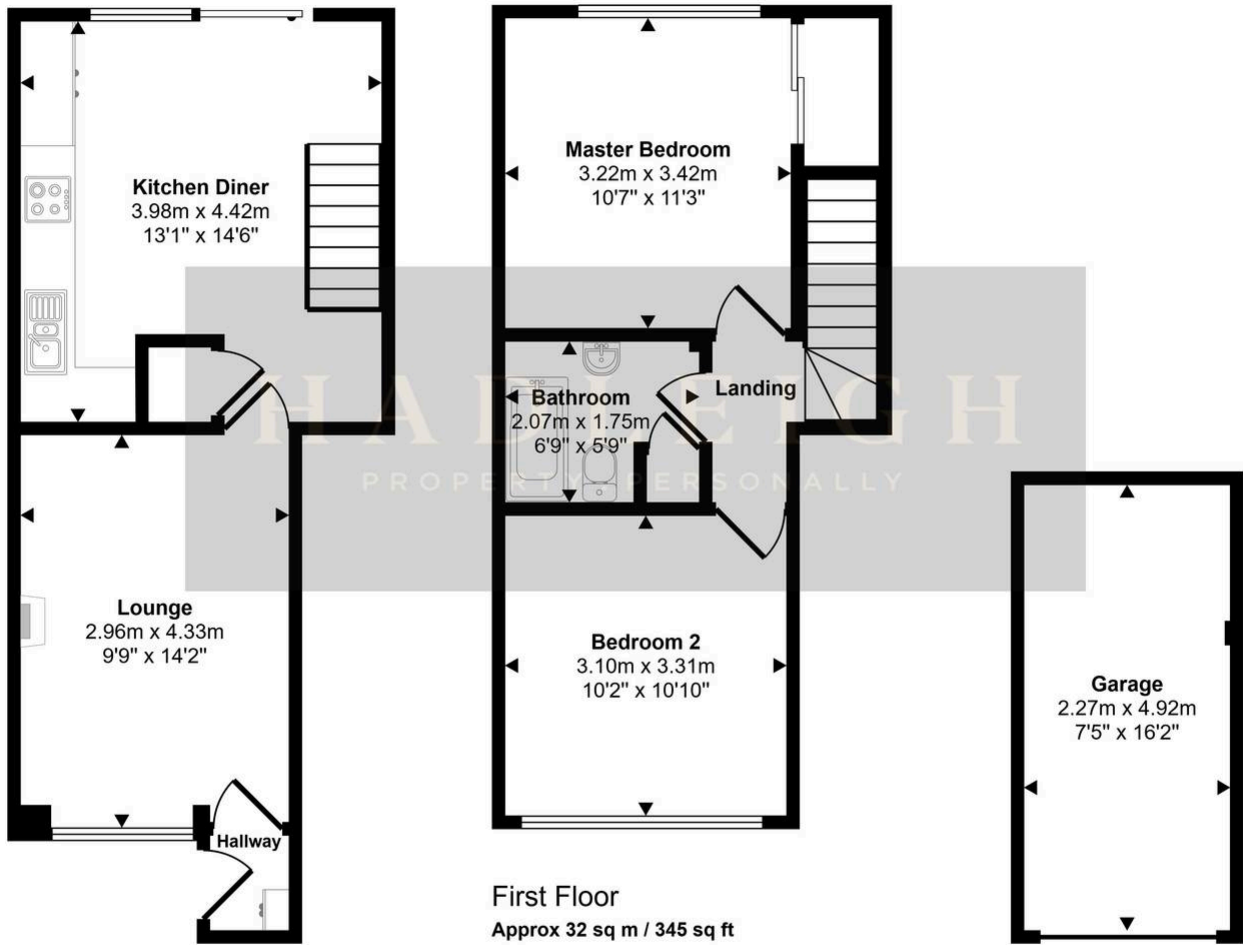
EPC Environmental Impact Rating: B



- › EXCELLENT LOCATION
- › GARAGE EN BLOC
- › RESIDENTS PARKING
- › PRIVATE GARDEN



Approx Gross Internal Area
75 sq m / 808 sq ft



Ground Floor
Approx 32 sq m / 343 sq ft

Garage
Approx 11 sq m / 120 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.