Mostyn Road, Edgbaston, Birmingham, West Midlands, B16 9DU

- Superbly Refurbished Mid Terraced Property in Cul-De-Sac Location
- Popular Student Hub In Edgbaston on the Outskirts of Birmingham City Centre
- Excellent Investment Opportunity or First Home Purchase
- No Upward Chain
- Three/Four Double Bedrooms
- Rear Courtyard
- Excellent Links to Birmingham City Centre and Several University Campuses
- EPC Rating - E

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Offers In The Region Of £249,950

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DESCRIPTION

A fantastic opportunity to acquire this superbly renovated three/four bedroom property positioned in this highly desirable student based location in Edgbaston, in close proximity of Birmingham City Centre. The property is the ideal investment opportunity or first time purchase, offering immaculately refurbished accommodation throughout which includes a brand new re-fitted kitchen and bathroom. Being Sold with No Upward Chain.

This mid-terraced property is set over three floors, providing gas central heating and double glazing where specified. The property comprises entrance hallway with a staircase to the first floor and access into the traditional front and rear receptions rooms. A brand new re-fitted kitchen and bathroom complete the ground floor accommodation, with the kitchen comprising wall and base level units with complimentary work surfaces, an integrated oven and dishwasher, with electric hob and extractor unit.
The three spacious double bedrooms are spread across the first and second floor, with the boiler housed in one bedroom securely boxed away.
To the outside at the rear of the property is a small and secluded low maintenance courtyard.
The property is perfectly designed for student accommodation however does not currently include a HMO licence.

The property is situated in this popular student hub within close proximity of Birmingham City Centre. The new tram extension is very close-by providing access to rail links, and the property is ideally positioned for a number of local supermarkets. Edgbaston reservoir is on the properties doorstep, offering a tranquil nature spot and an escape from the bustling city centre, with local canal networks and cycle paths. In addition the property provides excellent links to a number of different local university and college campuses.

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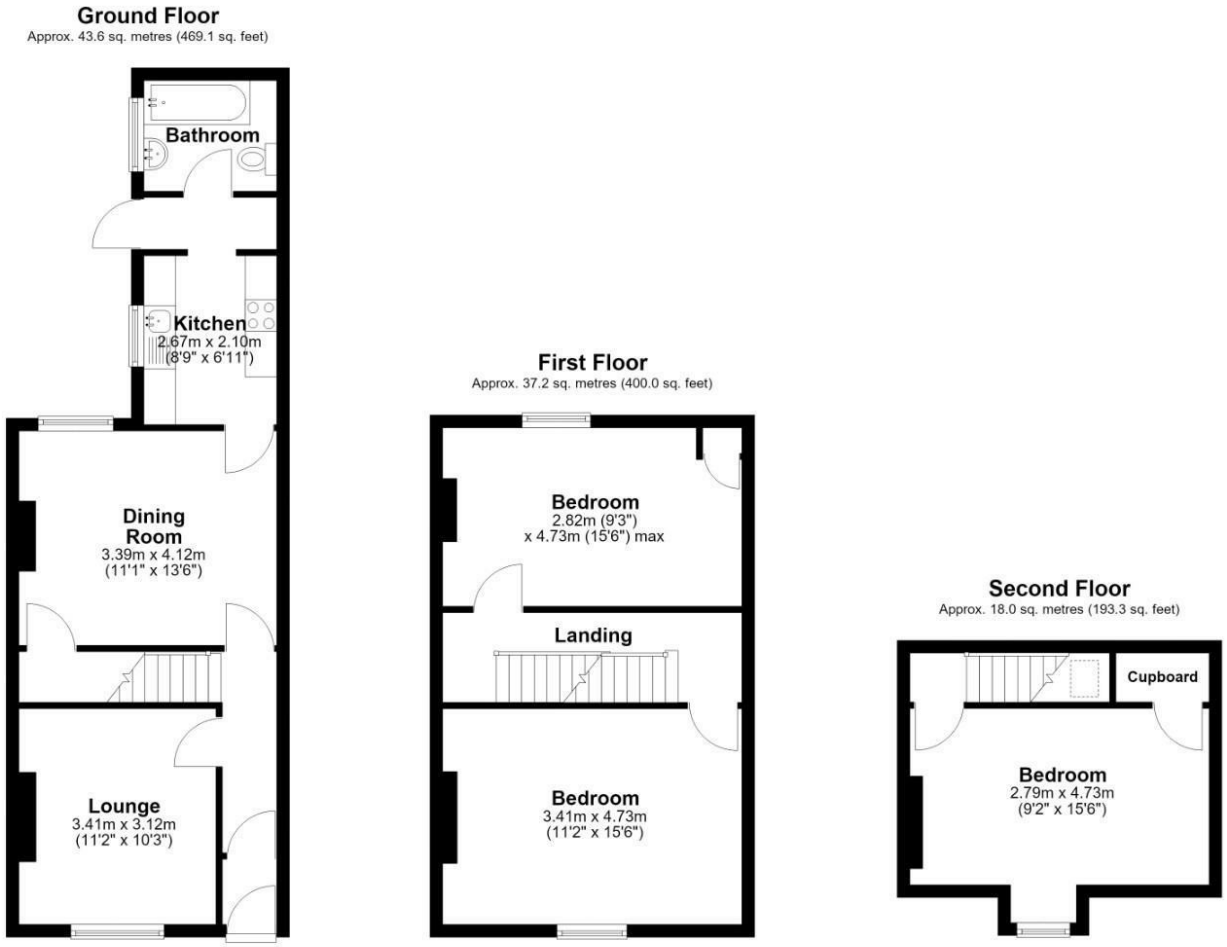


Total area: approx. 98.7 sq. metres (1062.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

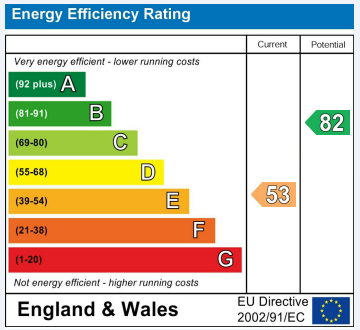
Please contact harborne@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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