



22 Nursery Road, Edgbaston

£300,000 Freehold

Hadleigh Estate Agents are delighted to offer this charming two bedroom Victorian end terraced property for sale. Offered with no upward chain, the property occupies a prime location within Edgbaston and provides an excellent opportunity for first time buyers, investors or those looking to downsize.

The accommodation briefly comprises a welcoming lounge, fitted kitchen, ground floor bathroom and cellar. The first floor offers two spacious double bedrooms. Retaining character and period appeal, this attractive home is ideally situated for access to local amenities, transport links and all that Edgbaston has to offer.





Lounge

The lounge benefits from original plaster coving, wooden flooring, feature fireplace, central heating radiator, ceiling light point and bay window to front elevation.

Kitchen Diner

Fitted kitchen with a range of base and wall units, original tiled flooring, feature fireplace and glazed window to rear elevation.



Bathroom

Spacious family bathroom with mains shower over bath. Low level flush WC, hand wash basin, central heating radiator and window to the side elevation.





Master Bedroom

Spacious master bedroom with window to the rear elevation, wooden flooring, ceiling light point, original fireplace and central heating radiator.

Bedroom Two

Double bedroom with window to the front elevation, wooden flooring, ceiling light point, internal storage cupboard housing combi boiler and central heating radiator.

Cellar

Traditional cellar with concrete floor, accessed via entrance hallway, allowing for the possibility to convert, subject to the necessary planning.

Garden

Private rear garden with patio area.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- › Two bedroom Victorian home
- › End-terrace
- › No upward chain
- › Prime Edgbaston location
- › Two double bedrooms
- › Spacious lounge & fitted kitchen



Approx Gross Internal Area
73 sq m / 781 sq ft



Cellar
Approx 12 sq m / 133 sq ft

Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 25 sq m / 271 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.