

FOR SALE

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City Road

, Edgbaston, B16 0PU

Midland Residential are pleased to bring to market this modern 4-bed semi-detached townhouse in a much sought-after and leafy location of Edgbaston. Briefly comprising of and having three floors, on the ground floor, a modern kitchen diner leading on to the garden, reception room, guest WC, on the first floor, two bedrooms and a family bathroom. On the second floor: two bedrooms, both with en-suites. The property further benefits from gas central heating and double-glazed windows. Parking and the garage are located at the rear of the property. Located near Hagley Road, with close proximity to local schools and Midland Metropolitan University Hospital. Early viewings are essential and by appointment only, sold chain-free. The property is currently generating £16,200 rent per annum. EPC rating: C. Birmingham tax band F.

Offers In The Region Of £380,000

231* City Road , Edgbaston, B16 0PU



- Four Bedroom Semi-Townhouse
- Downstairs W/C
- Rear Garden
- Council Tax Band: F
- Reception Room
- Family Bathroom
- Gas Central Heating
- Kitchen / Diner
- Two En-suites
- EPC Rating: C

Approach

Having a gated entrance with a pathway, surrounded by a mature lawn with access leading through to the rear.

Entrance Hallway

Having a composite front door, fitted carpet, radiator, electric fuseboard, mains operated smoke detector, emergency lighting, stairs leading to the first floor, doors leading thereof:

Kitchen

17'3" x 9'8" (5.26 x 2.95)
Having a selection of wall and base units with laminated work surface with inset stainless steel sink, gas hob with electric oven below, stainless steel splashback with extractor fan over, central heating radiator, Baxi central heating boiler, UPVC double glazed window to the fore, UPVC double glazed doors leading through to the rear garden, recessed ceiling spotlights to the kitchen area, ceiling light points to the dining area, smoke detector

Reception Room

17'3" x 11'5" (widest point) (5.27 x 3.49 (widest point))
Having a fitted carpet, UPVC double glazed window to the side elevation, UPVC three sided double glazed bay window to the floor, aspect fire with surround, gas

central heating radiators, ceiling light points, mains operated smoke detector

Guest WC

5'8" x 2'11" (1.74 x 0.90)
Having laminate flooring, close-coupled WC, wash handbasin which splash tiles over, central heating radiator, extractor fan, ceiling light point

Stairs to the First Floor

Having a fitted carpet, handrail with banister, ceiling spotlights, emergency lighting, mains operated smoke detector, with doors and stairs leading thereof:

Bedroom 1

17'4" x 9'9" (5.30 x 2.99)
Having a fitted carpet, two radiators, UPVC double-glazed window to the side elevation UPVC double glazed window to the fore, two ceiling light points

Bedroom 2

17'3" x 9'11" (5.28 x 3.04)
Having a fitted carpet, a three-sided UPVC double-glazed window to the side elevation, UPVC double-glazed 3 sided bay window to the fore, two central heating radiators, ceiling light point, mains-operated smoke detector

Bathroom

6'1" x 6'11" (1.86 x 2.12)
Having laminate flooring, close

coupled WC, wash hand basin with tap over and pedestal below, bath with side panel and shower screen with splashback wall tiles, UPVC double-glazed window to the fore, recessed ceiling slot lights, enclosed ceiling light, extractor fan

Stairs to the Second Floor

Having a fitted carpet, banister and handrail, recessed ceiling spotlights, emergency lighting, mains-operated smoke detector, doors leading thereof:

Bedroom 3

17'3" x 9'9" (5.27 x 2.99)
Having a fitted carpet, UPVC double-glazed window to the side elevation, UPVC double glazed window to the fore, central heating radiator, built-in fitted closet space, ceiling light points with door leading to ensuite:

En-Suite 1

6'4" x 7'7" (widest point) (1.94 x 2.33 (widest point))
Having vinyl flooring, close couple WC, wash hand basin with pedestal and tap over, UPVC double-glazed window to the fore with obscure glass, central heating towel rail, enclosed shower cubicle with glass door with thermostatic shower and riser, recessed ceiling spotlights, extractor fan

Bedroom 4

9'11" x 13'0" (3.04 x 3.98)
Having a fitted carpet, central heating radiator, UPVC double-glazed window to the side elevation, ceiling light point, mains-operated smoke detector, loft hatch access point, with door leading through the ensuite:

En-Suite 2

3'10" x 9'11" (1.19 x 3.03)
Having vinyl flooring, shower enclosure with thermostatic shower, close-coupled WC, wash hand basin with tap and pedestal below with wall tiles over, UPVC double-glazed window with obscure glass to the side elevation, recessed ceiling spotlights, extractor fan.

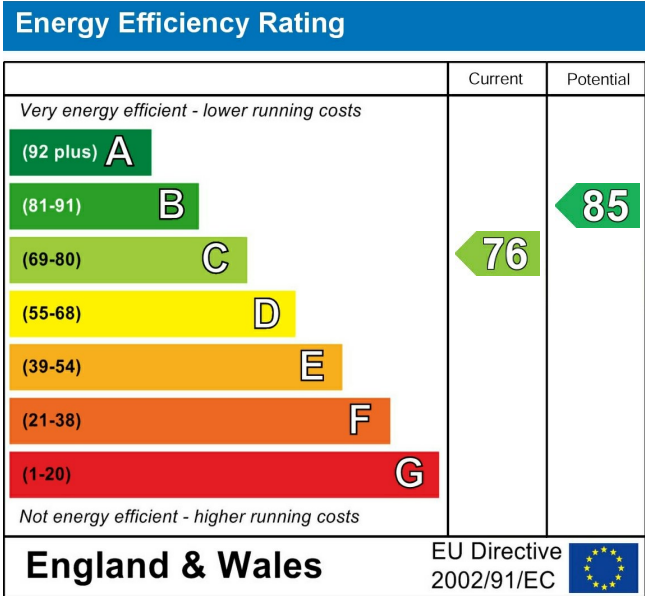
Garden

Having a slabbed patio, a mature lawn, gated access leading through to the rear

Garage

Having a door leading through to an enclosed garage providing parking access for one car.





Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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