



Edenbridge Road
Birmingham

burchell
edwards



Property Description

Located on a sought-after road in Hall Green, this spacious three-bedroom family home offers an excellent opportunity in a highly desirable area. Conveniently positioned less than a mile from the train station, the property benefits from great transport links into Birmingham city centre and beyond.

Upstairs, there are three bedrooms, together with a family bathroom and a separate WC. On the ground floor, the property boasts two generous reception rooms, providing versatile living and dining space, as well as an extended kitchen with plenty of room for everyday use and family gatherings.

With its prime location, generous layout, and scope to add further value, this property is ideal for families and buyers looking to settle in a popular residential area close to schools, amenities, and excellent transport connections.

Entrance Porch

Double glazed French doors to front elevation and obscure wooden framed door into hallway.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator and under stairs storage.

Lounge

15' 3" into bay x 11' 5" into recess (4.65m into bay x 3.48m into recess)

Bay window to front elevation, central heating radiator and electric fire place.

Dining Room

10' 7" x 11' 11" (3.23m x 3.63m)

Double glazed window to rear elevation and electric fire.

Kitchen

14' 11" x 6' 5" (4.55m x 1.96m)

Double glazed window to rear elevation,

double glazed obscure door to side elevation, a range of high gloss wall and base units with work surface over incorporating a sink with drainer unit, gas hob with air filter above, double oven, dishwasher, fridge freezer, space and plumbing for washing machine, central heating radiator.

Landing

Double glazed obscure window to side elevation and loft access via hatch.

Bedroom One

15' 5" into bay x 8' 9" plus wardrobes (4.70m into bay x 2.67m plus wardrobes)

Double glazed bay window to front elevation, central heating radiator and built in wardrobes.

Bedroom Two

12' x 8' 8" plus wardrobes (3.66m x 2.64m plus wardrobes)

Double glazed window to rear elevation, central heating radiator and built in wardrobes with sliding doors.

Bedroom Three

7' 11" x 6' 4" (2.41m x 1.93m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, wash hand basin with vanity unit, walk in shower and storage housing central heating boiler.

Separate W.C

Double glazed obscure window to side elevation and W.C.

Front Garden

Slabbed driveway providing off road parking.

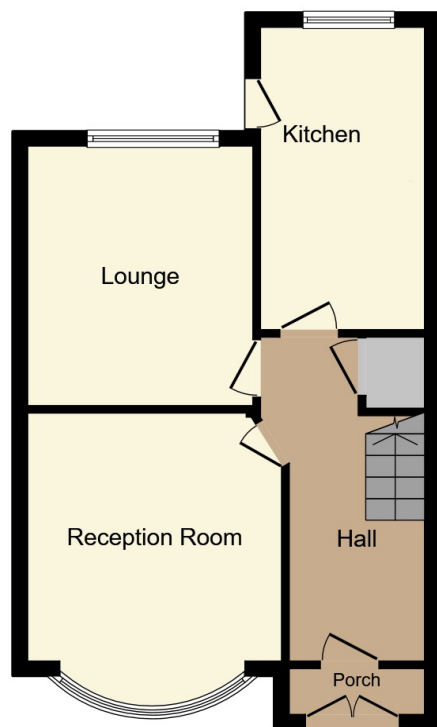
Rear Garden

Slabbed patio, laid to lawn, side access to frontage, fencing to boundaries, raised flower beds and access to garage.

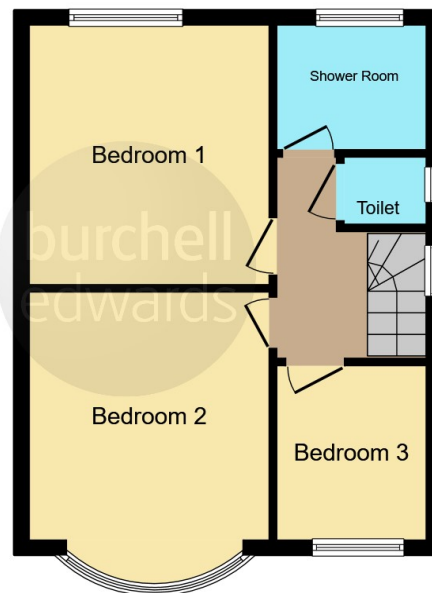




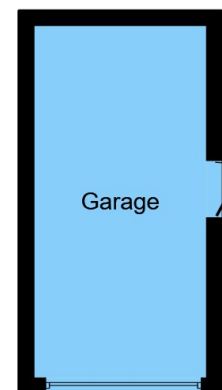




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208732



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI208732 - 0006