



Connells

Edwards Road
BIRMINGHAM



Property Description

NO CHAIN* Connells are delighted to introduce this fantastic 3 bedroom period property, offering a blend of modern living with restored traditional features throughout. With fantastic main road and transport links into both Birmingham City Centre and Sutton Coldfield Town Centre, this property is superbly located and has multiple train stations on the doorstep. The property itself welcomes you with incredible traditional tiling on the floors and characterful archways overhead, before leading into 2 impressive reception rooms. Both living spaces keep in touch with the original features of the property, having restored coving and picture rails, flooring and original stained glass windows in each room. The sellers have then added modern touches around, with incredible artwork, fitted seating areas and furniture throughout the rooms. We then lead through into a fantastic kitchen space with modern fitted appliances and ample storage, with access into a stylish rear garden space. Upstairs offers 3 great sized bedrooms, all having large viewing windows allowing for natural light to flood through and again offering that blend of traditional and modern features. A recently refitted bathroom with tiled walls and floor features to the middle of the landing, with modern bath, toilet and sink. Viewing highly recommended at this amazing property.

Entrance Hall

A single glazed wooden front door leads into the entrance hall, having radiator to wall,

original coving, picture rails archways and tiled flooring, doors give access to the lounge and kitchen and stairs lead to first floor landing.

Family Lounge

14' 6" x 10' 2" plus the bay window (4.42m x 3.10m plus the bay window)

Having front facing bay window with high level stained glass panels, radiator to wall and fireplace with traditional working open fire.

Dining Room

13' 1" x 10' 10" (3.99m x 3.30m)

Having fireplace with traditional working open fire, single glazed wooden French doors lead to the rear garden and radiator to wall. Having original features throughout including coving, picture rails and skirting boards.

Kitchen

18' 1" x 8' 4" (5.51m x 2.54m)

Comprising fully integrated kitchen cupboards and appliances, laminate work surfaces, a five ring gas hob and gas oven with filter hood over, integrated dishwasher, space for a fridge/freezer, built in storage cupboard, space and plumbing for a WC, access to the boiler, single glazed wooden doors leads into the rear garden and large viewing window overlooking the rear garden,

First Floor Landing

Having doors leading to bedrooms 1, 2, 3 and the family bathroom and loft access which the vendor advises is partly boarded.

Bedroom 1

14' x 12' 4" (4.27m x 3.76m)

A good sized double bedroom having front facing double glazed windows with high level stained glass panels, radiator to wall and space for wardrobes.

Bedroom 2

13' 1" x 8' 4" (3.99m x 2.54m)

A good sized double bedroom having rear facing large viewing window overlooking the rear garden, original fireplace, radiator to wall and space for wardrobes.

Bedroom 3

11' 7" x 8' 6" plus the recess (3.53m x 2.59m plus the recess)

Having rear facing double glazed window overlooking the rear garden, radiator to wall and space for furniture.

Family Bathroom

A fully tiled bathroom, comprising frosted window to the side, bath with rainfall shower over, wall mounted towel rail radiator, low level flush WC and wash hand basin with cupboard over.

Outside

Rear Garden

Being a well established rear garden with garden laid to lawn and patio area with built-in seating area.

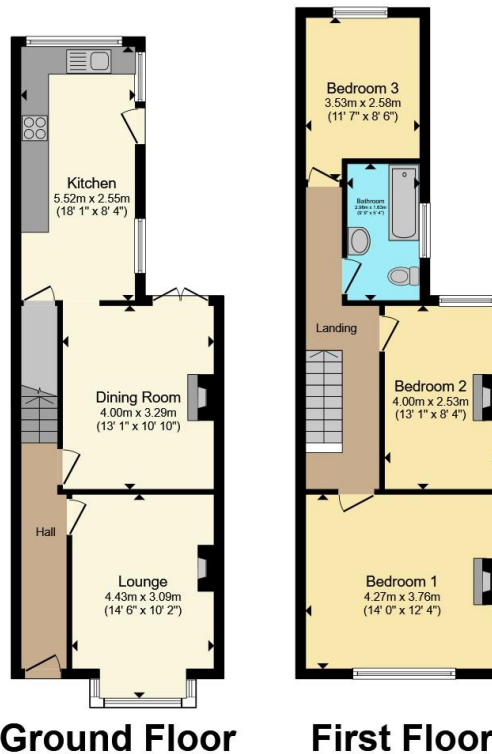
Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 96.9 m² (1,043 sq.ft.) approx

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.propertybox.io

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4/6 High Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311561



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