



18 East Drive, Birmingham, B5 7RX
Offers In The Region Of £335,000

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Property Overview

To the front of the property is a block paved driveway providing off-road parking, alongside an established planting bed which offers potential for an additional parking space, subject to requirements. There is also access to the integral garage and enclosed entrance porch.

Internally, the property welcomes you with a spacious reception hall featuring stairs rising to the first floor, access to the rear garden, and a versatile ground floor room currently arranged as Bedroom Three. This flexible space could equally serve as a home office, study, guest room, or additional reception room.

The first floor provides excellent entertaining and living space, comprising a generous lounge/dining room with a large double glazed picture window allowing for plenty of natural light. The adjoining kitchen is fitted with a range of stylish white base and wall units complemented by contemporary grey worktops, together with a convenient serving hatch to the dining area, Guest w/c with wash hand basin.

The second floor hosts three well-proportioned bedrooms, all benefiting from double glazed windows, with fitted wardrobes to Bedrooms One and Two. The modern family bathroom is fitted with a contemporary white suite including a panelled bath with shower over, low level WC, wash hand basin, chrome heated towel rail, stylish grey tiling, and grey vinyl flooring. From the landing there is also access to the loft space, offering useful storage potential or scope for further development, subject to the necessary consents.

Externally, the rear garden enjoys a private and mature setting with lawned areas, established shrubs and

flowering plants, paved pathways, patio seating area, and direct access to the beautifully maintained communal gardens beyond. Two useful garden storage areas are also accessed from the recessed rear porch.

Further benefits include a good-sized integral garage, gated surroundings, and a superb location offering easy access to local amenities, transport links, Queen Elizabeth Hospital, Birmingham University, and the City Centre.

Area Description - Edgbaston

Edgbaston is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 3 miles southwest of the city centre and is easily accessible by public transport, including buses and trains.

Edgbaston is known for its affluent character and has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Cannon Hill Park and the Edgbaston Reservoir. The suburb has a number of cultural and recreational facilities, including the Edgbaston Cricket Ground and the Birmingham Botanical Gardens.

In terms of proximity to Birmingham city centre, Edgbaston is relatively close and easily accessible by public transport. The journey from Edgbaston to the city centre by train takes around 10 minutes. There are also regular bus services between the two locations.

Disclaimer

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must

satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

TENURE

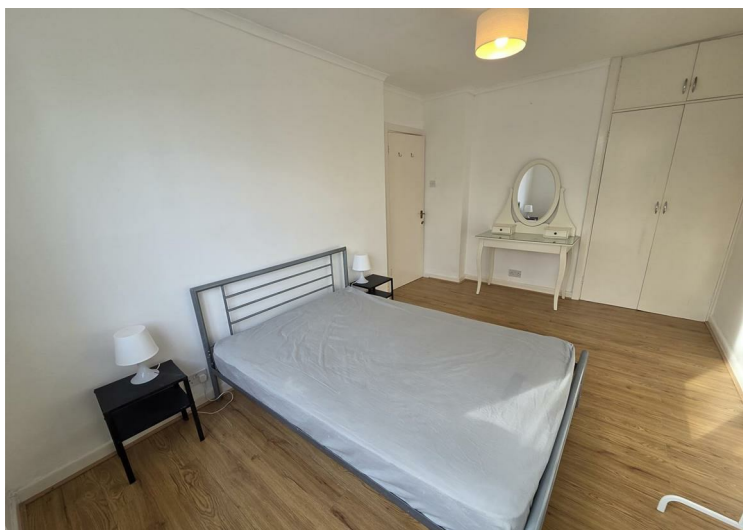
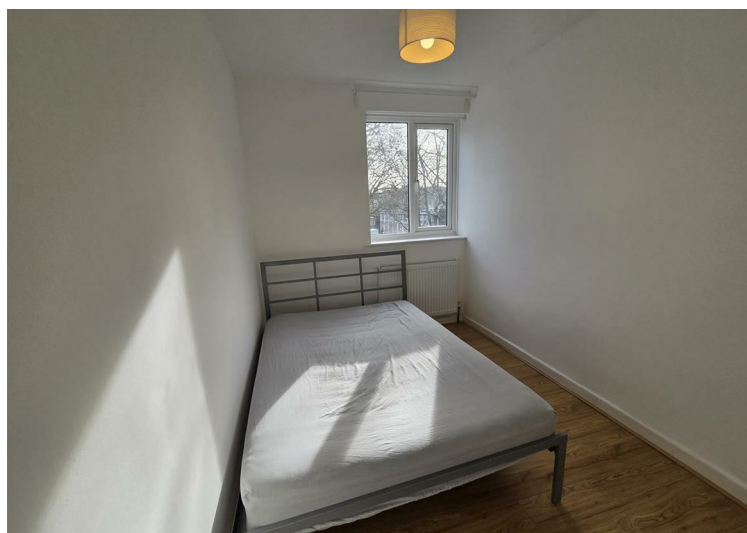
Freehold

POSSESSION

Vacant Possession

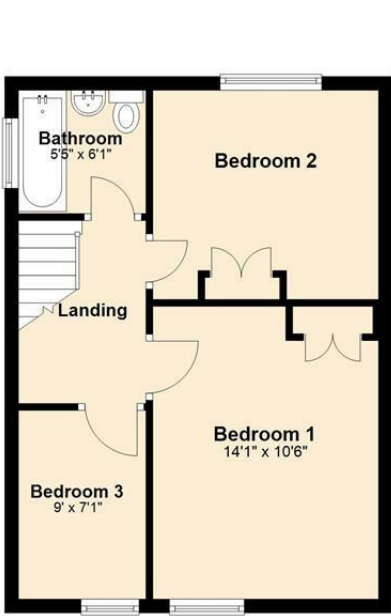
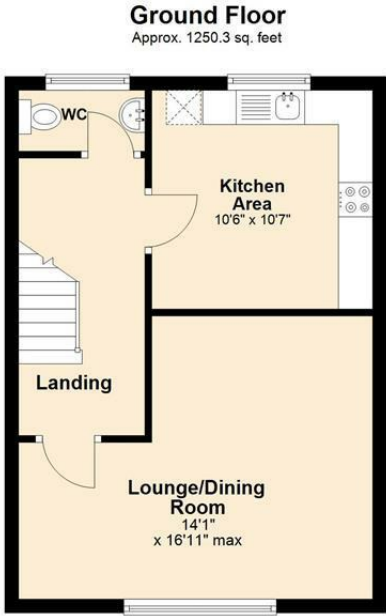
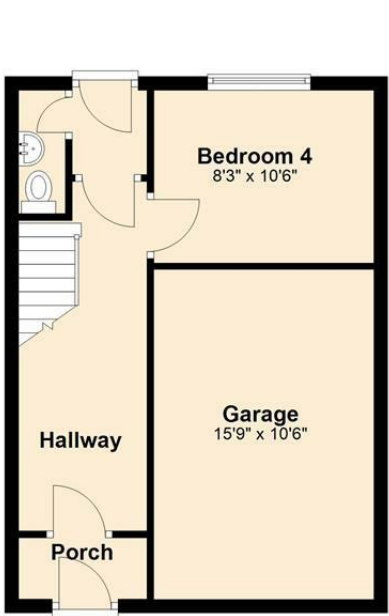
VIEWING

Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 1250.3 sq. feet

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