



Edwards Road, Erdington
Birmingham, B24 9HB

Offers in Excess of £250,000

Erdington

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This immaculate Victorian terrace property has been refurbished throughout to a very high standard and can only be appreciated through viewing.

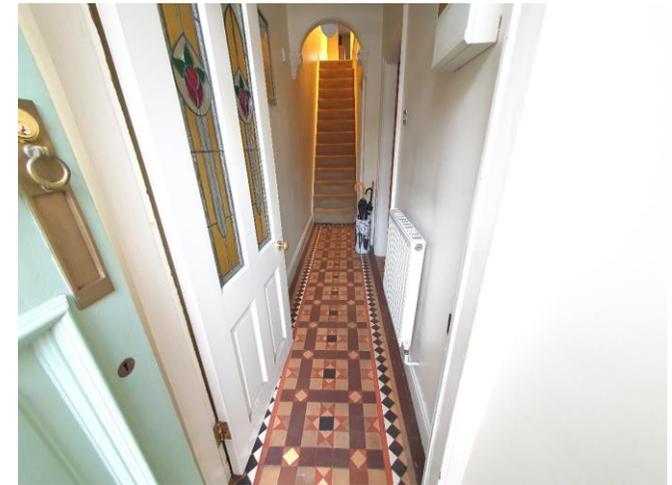
The lovely interiors include an entrance hallway and vestibule with 'Minton style' flooring and a beautiful stained glass front door. A front facing reception room overlooks the fore garden and provides character features to include fireplace and ceiling coving. A second reception room having 'French doors' which open onto the rear courtyard, to the rear elevation, with then a light and airy modern dining kitchen to the rear featuring integrated appliances and providing door access to the rear elevation and gardens beyond.

To the first floor are three beautifully presented and excellently sized bedrooms and family bathroom with full suite comprising; panel bath with shower over, pedestal wash basin and low flush W.C.

To the outside is a stone chip fore garden and to the rear a low maintenance garden, with rear access via driveway.

Internal inspection is essential to appreciate the standard of accommodation on offer.

Viewings are by appointment only and via Paul Carr Erdington office for proceedable purchasers only.





Property Specification

THIS EXCEPTIONAL
VICTORIAN MID TERRACE
WITH MANY PERIOD FEATURES
BRIEFLY COMPRISES;

Hallway

Lounge 3.71m (12'2") max x 3.34m (10'11")

Dining Room 4.02m (13'2") x 3.48m (11'5")

Kitchen 5.55m (18'3") x 2.57m (8'5")

Landing

Master Bedroom 4.43m (14'6") x 3.71m (12'2")

Bedroom 2 4.05m (13'3") x 2.74m (9')

Bathroom 2.00m (6'7") x 1.63m (5'4")

Bedroom 3 3.39m (11'1") x 2.57m (8'5")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 25th January 2023

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Map Location

