



218 Edenhurst Road

Longbridge, Birmingham, B31 4PN

Offers Over £200,000



Offered for sale with excellent potential, this three-bedroom semi-detached home requires modernisation, making it an ideal opportunity for buyers looking to create a home to their own taste. Conveniently situated in a popular residential location, the property is close to a range of local amenities and benefits from excellent transport and commuter links. Offered with No Upward Chain, the accommodation briefly comprises a driveway providing off-road parking, garage, entrance porchway, entrance lobby, a spacious open plan living room and dining room, a kitchen, side lean to, ground floor WC and a rear garden. To the first floor are three bedrooms and bathroom. This property presents an excellent opportunity for first-time buyers, investors, or those seeking a renovation project. EPC Rating: D. To arrange a viewing, please contact our Kings Norton office.



Approach

This three bedroom, semi-detached property is approached via gates giving access to the fore garden with off road parking, mature lawned area with a selection of decorative planting beds, access to the garage, wooden door giving access to the side lean to and steps leading down to an obscure double glazed front entry door opening into:

Entrance Porch

With single glazed windows to the front aspect and glazed door giving access into:

Entrance Lobby

With stairs rising to the first floor accommodation, ceiling light point and glazed interior door opening into:

Open Plan Living Dining Room

10'5" (min) / 11'8" (max) x 24'8" (max) (3.192 (min) / 3.557 (max) x 7.542 (max))

With two central heating radiators, a feature brick fireplace, a double-glazed bay window to the front aspect, two ceiling light points, a useful storage cupboard with an obscure single-glazed window overlooking the lean-to, and a further glazed internal door with an accompanying single-glazed window leading into the kitchen.

Kitchen

10'6" x 7'7" (3.217 x 2.326)

Fitted with a selection of matching wall and base units, a stainless steel sink and drainer with a mixer tap, tiled flooring, tiled splashbacks, a central heating radiator, a ceiling strip light, space for appliances, and a double-glazed window overlooking the rear aspect. An obscure door with an

accompanying single-glazed window and a step down leads into the lean-to.

Lean To

which provides access to both the front and rear of the property via glazed doors. The lean-to also includes two single-glazed rear windows, a useful storage area, internal access to the garage, and a further door leading to the ground-floor WC.

Ground Floor WC

With a low-flush WC and a ceiling light point.

First Floor Landing

The first-floor landing is accessed via the stairs from the entrance lobby and features a double-glazed window to the side aspect, a loft access hatch, a ceiling light point, and doors leading to all first-floor rooms.

Bedroom One

9'2" x 10'1" (2.795 x 3.085)

With a a double-glazed window to the front aspect, a central heating radiator, and a ceiling light point.

Bedroom Two

10'0" x 9'1" (3.056 x 2.770)

With a a double-glazed rear window, a central heating radiator, and a ceiling light point.

Bedroom Three

5'3" x 7'3" (1.601 x 2.227)

With a double-glazed front window, a wall-mounted central heating boiler, and a ceiling light point.

Bathroom

5'3" x 6'8" (1.625 x 2.048)

Comprises tiled walls, a double-glazed obscure side

window, a central heating radiator, a bath with a mixer tap and wall-mounted electric shower, a low-flush WC, a vanity wash hand basin, and a ceiling light point.

Garage

10'1" x 19'10" (3.092 x 6.048)

With a a metal door to the front, single-glazed windows to the side and rear aspects, and a ceiling strip light

Rear Garden

he rear garden features a block-paved pathway leading to a mature lawn with decorative trees, plants, and shrubs to the borders. Steps rise to additional block-paved seating areas and a greenhouse.

Tenure

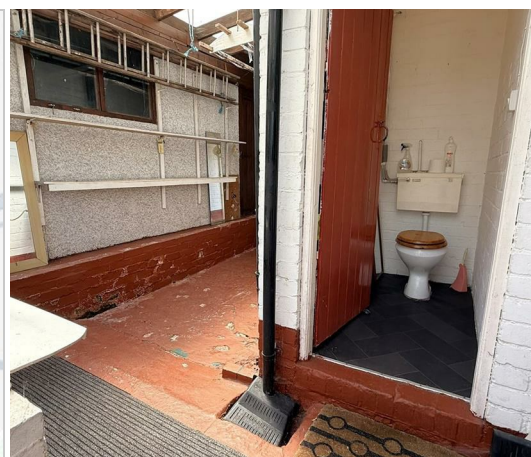
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

Council Tax

According to the Direct Gov website the Council Tax Band for 218, Edenhurst Road, Northfield,

Birmingham, B31 4PN is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





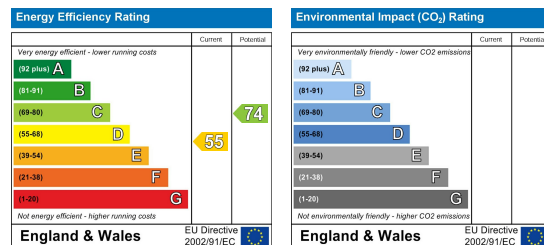
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN

Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk