

**AP MORGAN**



**Edenhurst Road, Birmingham**  
Offers in the region of £230,000

### Features:

- Well presented, three-bedroom, semi-detached house
- Spacious lounge
- Generously sized kitchen
- Breakfast room/utility
- Two double & one single bedrooms
- Family bathroom
- Versatile rear garden
- Off-street parking
- Prime positioning for amenities

### Description:

This well presented, three-bedroom, semi-detached house in Birmingham is an excellent investment opportunity and perfect for first time buyers; presenting a spacious lounge, generously/sized kitchen/diner, breakfast room/utility, two double & one single bedrooms, family bathroom, versatile rear garden, off-street parking and is in a prime position for amenities.

Approaching the property, there is a paved drive with space for parking a single vehicle, a double width gate allows access to the rear garden and parking multiple vehicles along the side of the property. The front garden hosts a grass laid lawn with a hedged border, ultimately allowing access to the front hall.

Entering to the hall there is space for removing outdoor footwear and jackets, the spacious lounge is immediately accessible with a large window looking to the front aspect, electric fireplace and plenty of room for multiple suites. The kitchen offers ample counterspace with an integral electric oven, electric hob, sink with drain and space for freestanding appliances while also giving rear garden access. The breakfast room/utility hosts additional counterspace with an integral breakfast counter and space/plumbing for freestanding appliances there is also rear garden access through a side door.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect, Bedroom Two is similarly a large double looking to the rear, Bedroom Three is a comfortable single looking to the front aspect. The family bathroom hosts a washbasin, WC and bath/shower.

The garden opens to a paved patio offering space for garden furniture and external storage, this continues to a grass laid lawn giving additional space outdoor activities. The garden is completed by an extension of the drive for parking multiple vehicles and a border of wooden panel fencing.



The property is close to local shops and amenities, including Longbridge Shopping Centre, and is conveniently situated for well-regarded schools and excellent public transport links, including rail and bus services, making it ideal for commuters.

**Details:**  
**Hall**

**Lounge** 11'5" x 9'11" (3.48m x 3.02m)

**Kitchen** 11' x 9'11" (3.35m x 3.02m) Both Max

**Breakfast Room/Utility** 9'1" x 5'4" (2.77m x 1.63m) Both Max

**Landing**

**Bedroom One** 11'10" x 9'11" (3.6m x 3.02m)

**Bedroom Two** 11'8" x 9'11" (3.56m x 3.02m) Both Max

**Bedroom Three** 6'10" x 5'4" (2.08m x 1.63m)

**Bathroom** 6'9" x 5'4" (2.06m x 1.63m) Both Max

**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



## How can we help you?

**Need a mortgage?**

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

**Property to sell?**

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

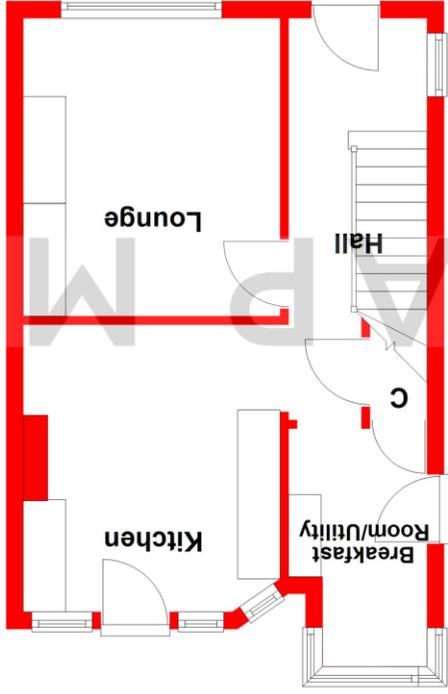
**Need a solicitor?**

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

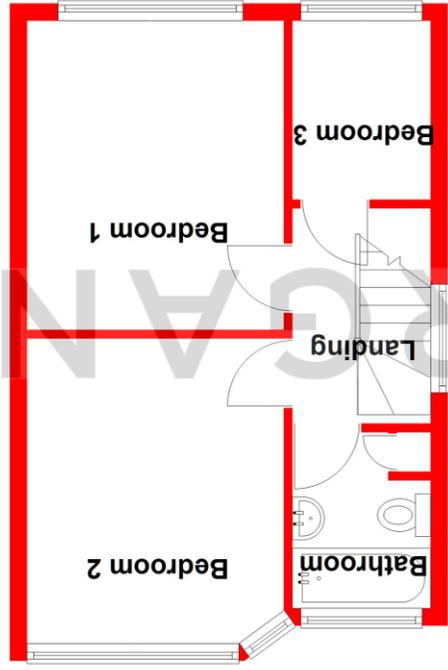
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**Ground Floor**  
Approx. 33.4 sq. metres (359.4 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 67.1 sq. metres (722.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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