

NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



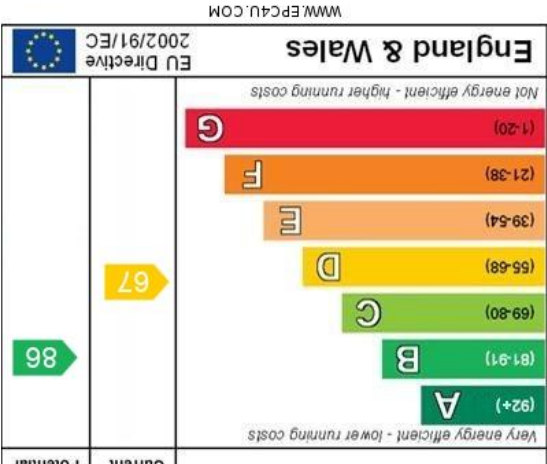
LEGAL READY

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



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- A RECENTLY REFURBISHED THREE BEDROOM PERIOD MID TERRACED
- TWO RECEPTION ROOMS
- WELL FITTED KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- FAMILY SHOWER ROOM
- PRIVATE ENCLOSED REAR GARDEN

46 Edwards Road, Erdington, Birmingham, B24 9EW

£250,000



Property Description

RECENTLY REFURBISHED - This immaculately presented period mid terraced property situated in this popular residential location with excellent public transport links, nearby schools, and local amenities, this property provides all the conveniences of city living whilst offering a peaceful family setting.

The property's which has recently undergone many cosmetic improvements throughout yet retaining many character features including high ceilings which amplifies the sense of space and modernity throughout briefly comprises :- Vestibule entrance and reception hallway with a feature original Minton floor, The two reception rooms offer diverse living spaces. The first reception room boasts a charming fireplace and high ceilings, providing a warm and inviting environment. The second reception room benefits from high ceilings and views of the garden, making it the ideal space for relaxation or socialising. The open plan kitchen/breakfast room is a true centrepiece of the home it offers modern appliances, built-in pantries, and a dedicated dining space and it is perfect for family meals or for entertaining guests.

The three bedrooms are spacious, with two double rooms and a cosy single room, providing adequate space for a growing family or for accommodating guests and the family bathroom offering a sleek, modern design that guarantees relaxation and comfort.

This is an opportunity not to be missed for families or couples seeking a stylish and spacious home in a convenient location. boasting an abundance of unique features and offering a high standard of living.

Outside to the front the property is set back behind a low maintenance fore garden and pathway with walled perimeter.

VESTIBULE ENTRANCE Being approached by an entrance door with feature transom style window over and leaded glazed door leading through to welcoming reception hallway.

WELCOMING RECEPTION HALLWAY With feature minton floor and stairs off to first floor accommodation, ornate coving to ceiling and door off to reception rooms.

FRONT RECEPTION ROOM 14' 05" x 10' 06" (4.39m x 3.2m) Walk in bay window to front, radiator, ornate coving to ceiling.

REAR RECEPTION ROOM 12' 02" x 11' 03" (3.71m x 3.43m) Having chimney breast, ornate coving to ceiling, radiator, laminate flooring, double glazed door giving access out to rear garden.

KITCHEN/BREAKFAST ROOM 18' 01" x 8' 04" (5.51m x 2.54m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and splash back surrounds, space for cooker, extractor hood over, space and plumbing for washing machine and further appliances, radiator, useful built in storage cupboard, double glazed window to side and double glazed French doors giving access out to rear garden.

FIRST FLOOR LANDING Approached via staircase with balustrade, access to loft via pull down ladder, laminate flooring, useful built in storage cupboard and doors off to all bedrooms and bathroom.

BEDROOM ONE 16' 01" x 12' 02" (4.9m x 3.71m) Having two double glazed windows to front, laminate flooring, radiator.

BEDROOM TWO 12' 02" x 10' 08" (3.71m x 3.25m) Having laminate flooring, radiator and double glazed window to rear elevation.

BEDROOM THREE 11' 01" x 8' 05" (3.38m x 2.57m) Having double glazed window to rear, radiator.

SHOWER ROOM 6' 06" x 4' 06" (1.98m x 1.37m) Having a white suite comprising vanity wash hand basin with mixer tap and drawer below, low level wc, full tiling to walls. fully tiled walk in shower cubicle with mains fed shower over and shower attachment, chrome ladder towel rail and double glazed window to side.

OUTSIDE To the rear there is a pleasant enclosed garden, laid mainly to paving with fencing to perimeter, useful brick built store and gated access to front elevation.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for EE, Three & O2 limited availability for Vodafone and data likely availability for EE & Three limited availability for O2 & Vodafone.
Broadband coverage -
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 221 Mbps. Highest available upload speed 32 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Openreach & Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format