



Edenhurst Road, Longbridge, Birmingham, B31 4PP

£179,950

Ashley Borne West Heath are pleased to offer For Sale this delightful three bedroom end terrace family home, perfectly located within walking distance to local bus routes, Longbridge Town Centre and Cofton Primary School. The property would make an ideal home for first time buyers and is being sold with No Upward Chain. In brief, the property comprises of an entrance hallway, lounge, kitchen, utility room, family bathroom, two double bedrooms and a single bedroom. The property also benefits from gas central heating, double glazing throughout, a large rear garden and off road parking for two vehicles. To arrange a viewing, please contact the office on 0121 285 4447.

Ashley Borne Estate Agents

11a Alvechurch Road, West Heath, Birmingham, B31 3JW

E: info@ashleyborne.co.uk | T: 0121 285 4447 | www.ashleyborne.co.uk



The Approach

The property is accessed via steps that run adjacent to the off road parking and front garden with main door opening into;

Hallway

Having laminate, a central heating radiator, stairs to first floor accommodation and door leading to;

Lounge

14' 5" x 11' 8" (4.39m x 3.55m)

Having laminate flooring, a double glazed bay window to front aspect, a central heating radiator, feature gas fire with surround and hearth, television and electric points and door leading to;

Kitchen

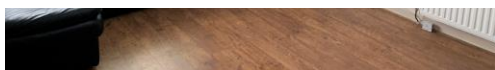
14' 10" x 10' 0" (4.52m x 3.05m)

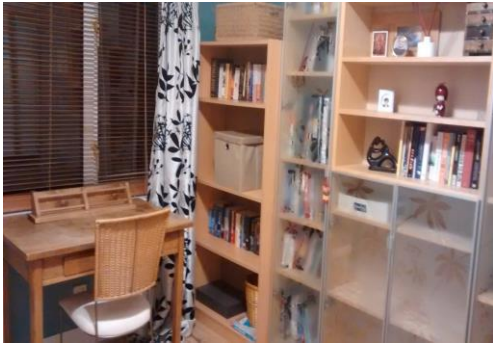
Having laminate tiled floors, a central heating radiator, a double glazed window and door to rear garden, having a range of wall and base units with space and plumbing for an electric oven, dishwasher and fridge freezer with a roll top work surface incorporating a stainless steel sink and drainer, tiled splash backs and door leading into;

Utility

7' 11" x 6' 8" (2.41m x 2.03m)

Having a continuation of laminate tiled flooring, double glazed windows to rear and side aspect, wall and base units with space and plumbing for washing machine and tumble dryer, with roll top work surface incorporating a sink unit.





First Floor

Landing

Having a double glazed window to side aspect, loft access and doors leading to;

Bedroom 1

12' 4" x 9' 0" (3.76m x 2.74m)

Having a double glazed window to front elevation, a central heating radiator, laminate flooring and electric points.

Bedroom 2

9' 5" x 9' 1" (2.87m x 2.77m)

Having a double glazed window to rear elevation, laminate flooring, a central heating radiator and electric points.

Bedroom 3

7' 3" x 5' 6" (2.21m x 1.68m)

Having a double glazed window to front elevation, a central heating radiator and electric points.

Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

Having vinyl flooring, an obscured double glazed window to side elevation, a central heating radiator, tiled walls, bath with electric shower, w.c., pedestal wash basin.

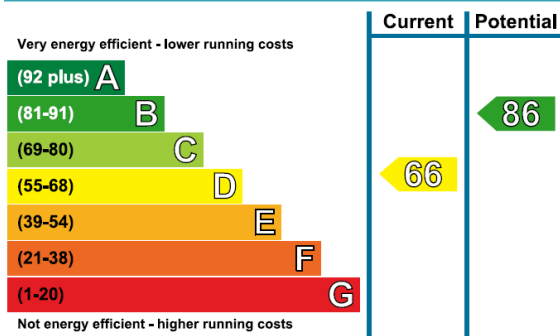
Tenure

We have been advised that this property is Freehold.

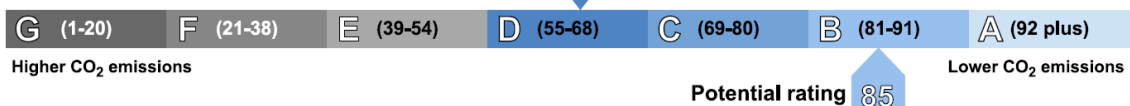




Energy Efficiency Rating



Current rating 63



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.