9 Park Edge, Birmingham

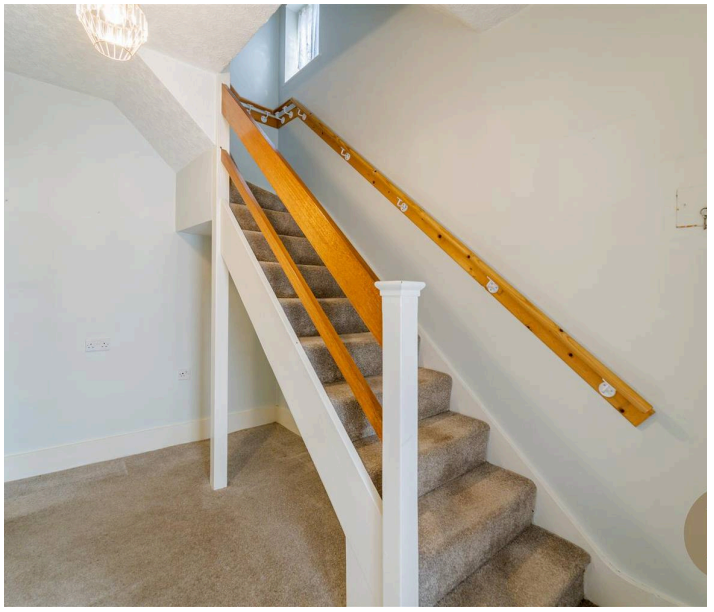
£499,995 Freehold

Hadleigh Estate Agents are delighted to offer this three bedroom end terraced property for sale. Benefitting from no upward chain and boasting views over Moor Pool pond.

In brief the property comprises of, driveway parking and fore garden, entrance porch and spacious hallway. Two reception rooms, fitted kitchen and additional utility room, complete with guest WC. The first floor offers two double bedrooms, a further bedroom and family bathroom. To the rear is a tiered garden, with the property further benefitting from garage.

Location
Park Edge is set within the Moor Pool Estate which is highly desirable and sought after. The property is within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham.

Porch
Tiled flooring, glazed front door and window to side elevation, ceiling light point.



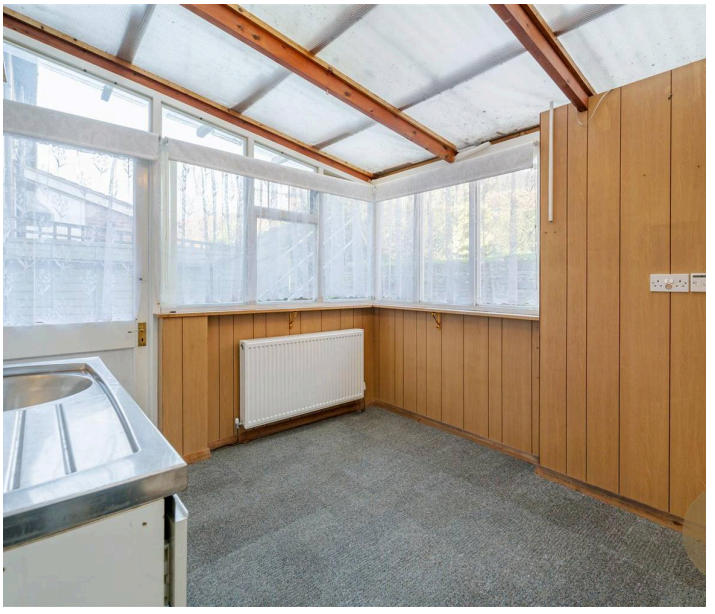
Entrance Hallway
Spacious hallway, with carpeted flooring, radiator and ceiling light point. Stairs leading to first floor accommodation.

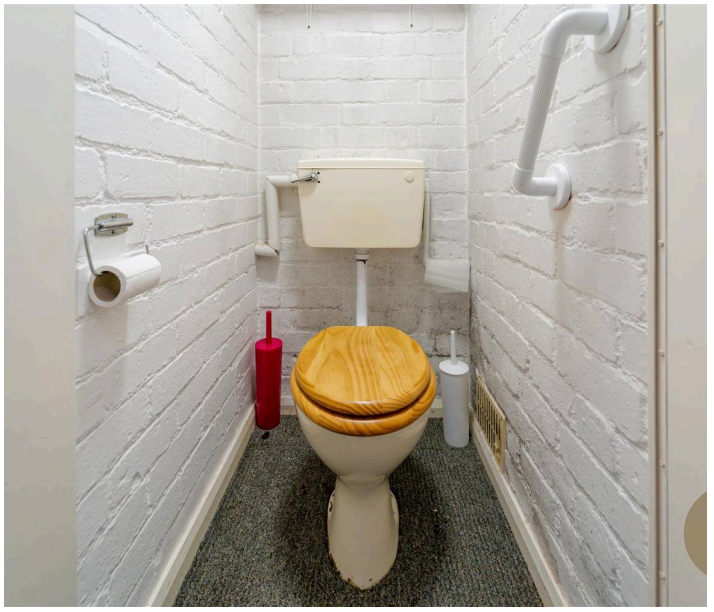
Lounge
Spacious lounge with window to front elevation, fireplace, radiator, ceiling light point and carpeted flooring.

Dining Room
Benefitting from an additional reception room with window to rear elevation, fireplace, radiator, ceiling light point and carpeted flooring.

Kitchen
Fitted kitchen with a range of base and wall units, windows to the side and rear elevation, radiator and ceiling light point.

Utility Room
With plumbing for utilities and additional sink and drainer unit. Radiator, ceiling light point and garden door.





Guest WC
Low level flush WC, light point and small window to rear elevation.

Master Bedroom
Large master bedroom with window to the front elevation, carpeted flooring, radiator and ceiling light point.

Bedroom Two
An additional double bedroom with carpeted flooring, window to the rear elevation, radiator and ceiling light point.

Bedroom Three
The third bedroom is of good size and has a window to the rear elevation, ceiling light point, radiator and carpeted flooring.

Bathroom
Fitted bath with shower over, vanity unit and low level flush WC. Window to side elevation, Partially tiled walls, radiator and ceiling light point.

Garden
Private rear garden, with steps up to main area, predominantly laid to lawn. With summer house and shed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three bedroom end-terraced house
- Views over Moor Pool pond
- No upward chain
- Driveway parking & garage
- Planning permission for side and rear extension
- Two reception rooms

Approx Gross Internal Area
110 sq m / 1185 sq ft

Ground Floor
Approx 60 sq m / 650 sq ft

First Floor
Approx 50 sq m / 535 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.