



## Edith Road

Smethwick

B66 4QY

Asking Price Of **£180,000**

*Mid Terraced Family Home*

*Two/Three Bedrooms*

*Two Reception Rooms*

*Large, Landscaped Rear Garden*



## Property Description

**DESCRIPTION** An improved and well presented traditional-style terraced residence with central heating and double glazing as specified: dining room with bay window, sitting room, fitted breakfast/kitchen, two/ three bedrooms, bathroom /WC with bath and shower and landscaped rear garden.

**LOCATION** The property is conveniently located on Edith Road within easy access to City Road, the Hagley Road and has great links to Birmingham City Centre, the Queen Elizabeth Hospital and ideally located for the proposed Midland Metropolitan Hospital.

Primary, secondary and prep schools are nearby such as Lordswood High school, George Dixon Academy and plethora of private schooling options

Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.



## Floor Layout



Total approx. floor area 849 sq ft (79 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements