

# HUNTERS®

HERE TO GET *you* THERE



Eldon Road

Edgbaston, Birmingham, B16 9DP

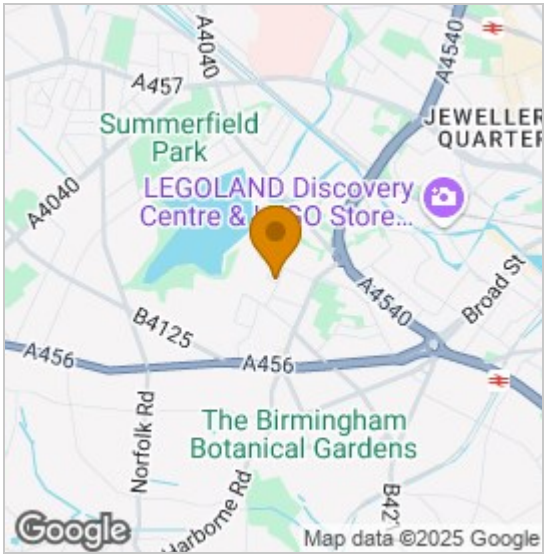
Offers In The Region Of £230,000







## Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		83	(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

A fantastic investment opportunity to acquire this extremely spacious four bedroom property in this highly desirable student based location in Edgbaston. The property has been historically let out on a room by room basis and is currently partly occupied. The property can be sold with vacant possession should someone want to make improvements to maximise their investment. Being Sold with No Upward Chain.

This mid-terraced property is set over three floors and provides gas central heating and double glazing where specified. The property comprises communal entrance hall with a communal lounge and kitchen downstairs and a bathroom to the first floor. The bedroom accommodation is spread across all three floors, including one in the original front reception room which provides enough space for a single bed and desk, there are two double bedrooms to the first floor and one in the converted loft room which has an additional storage area. To the outside at the rear of the property is a small low maintenance courtyard. The property is perfectly designed for student accommodation.

Situated in this popular student hub within close proximity of Birmingham City Centre. The new tram extension is very close-by providing access to rail links. The property is ideally position for a number of local



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.