

# Cottons

CHARTERED SURVEYORS

174 Portland Road, Edgbaston,  
Birmingham, B16 9TD

{350,000}



- Three Bedrooms
- Off-Road Parking
- UPVC Double Glazing
- Council Tax Band: C
- EPC Rating: D
- En-Suite Bathroom

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)



A wonderful SEMI-DETACHED three-bedroom dormer house, situated in the desirable area of Edgbaston. This property benefits from a paved foregarden, allowing for off-road parking and a spacious rear garden, with ample privacy from the surrounding trees. It is inclusive of UPVC double glazing, gas fired central heating, a gas fireplace and has a modern and well presentable condition throughout. The property is located 1.5 miles in distance from Birmingham City Centre, providing easy access to the wide range of amenities that the city holds. EPC Rating: D Council Tax Band: C

Property Tenure  
Freehold

Council Tax Band  
C

Fixtures and Fittings  
All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Ground Floor

Lounge 15' 6" x 11' 9" (4.72m x 3.57m)  
Having UPVC double glazed windows to front, central heating radiator

Lounge/Diner 15' 4" x 11' 9" (4.67m x 3.57m)  
Having UPVC double glazed window to rear and a gas fireplace.

Kitchen 9' 7" x 11' 9" (2.92m x 3.59m)  
Having UPVC double glazed window and gas fired central heating.

Shower Room 7' 11" x 7' 2" (2.41m x 2.19m)  
Having UPVC double glazed window, shower, WC and wash basin.

First Floor

Bedroom 1 13' 3" x 11' 9" (4.05m x 3.57m)  
Having UPVC double glazed window overlooking the rear.

Bedroom 2 with En-Suite 11' 8" x 11' 3" (3.55m x 3.42m)  
Having UPVC double glazed window overlooking the front. En-Suite benefits from a bath with shower over, WC, wash basin, towel heater radiator.

Bedroom 3 8' 2" x 8' 7" (2.48m x 2.62m)  
Having UPVC double glazed skylight window,



Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

Need a solution with a property matter? Cottons can assist;

Residential Sales 0121 247 4747  
sales@cottons.co.uk  
  
Auctions 0121 247 2233  
auctions@cottons.co.uk  
  
Property Management 0121 247 2030  
property@cottons.co.uk

Residential Lettings 0121 247 2299  
lettings@cottons.co.uk  
  
Commercial Sales & Lettings 0121 247 4747  
commercial@cottons.co.uk  
  
RICS Valuations 0121 247 4747  
sales@cottons.co.uk