

£255,000

93 Edgbaston Drive, Trentham



- TOWN HOUSE
- THREE STOREY
- THREE BEDROOMS
- POTENTIAL FOR FOURTH BEDROOM
- DRIVEWAY
- DETACHED GARAGE
- POPULAR LOCALITY
- NO UPWARD CHAIN!
- VIEWING ESSENTIAL!

This well-presented three-bedroom, three-storey Town house offers spacious and versatile accommodation, ideal for modern family living. The ground floor features a welcoming entrance hallway leading to the kitchen, dining/family room and ground floor WC. Arranged over the upper floors are three generously sized bedrooms, including a principal bedroom benefiting from an en-suite, while the remaining bedrooms are served by a modern family bathroom. Externally, the property enjoys low-maintenance outdoor space to the rear and driveway and detached garage to the side. Situated in a popular residential area, the home is within easy reach of local amenities, schools, and transport links. No upward chain!

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HALLWAY

uPVC door, central heating radiator, laminate flooring.

GROUND FLOOR WC

7'1" x 3'4" (2.16m x 1.02m)

Low level WC, pedestal wash hand basin, central heating radiator, laminate flooring.

KITCHEN

12'5" x 12'4" (3.78m x 3.76m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Range cooker, extractor fan. Integrated fridge and freezer, plumbing for washing machine and dishwasher. Central heating boiler, uPVC double glazing, central heating radiator, laminate flooring.

DINING ROOM/FAMILY ROOM

12'5" x 8'10" (3.78m x 2.69m)

Fitted carpet, central heating radiator, uPVC double glazing, under stairs store.

FIRST FLOOR

LANDING

Fitted carpet, central heating radiator.

BEDROOM THREE

12'5" x 8'10" (3.78m x 2.69m)

Fitted carpet, central heating radiator, uPVC double glazing.

LOUNGE

16'2" x 12'5" (4.93m x 3.78m)

Fitted carpet, central heating radiator, uPVC double glazing, two Juliette balconies, fire place with electric fire.

SECOND FLOOR

LANDING

Fitted carpet, central heating radiator, access to loft, store, uPVC double glazing.

BEDROOM TWO

12'5" x 8'10" (3.78m x 2.69m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BATHROOM/WC

4'10" x 6'10" (1.47m x 2.08m)

Panelled bath with shower over and screen, low level WC, pedestal wash hand basin, tiled floor.

BEDROOM ONE

12'7" x 9'2" (3.84m x 2.79m)

Fitted carpet, uPVC double glazing, central heating radiator, fitted wardrobes.

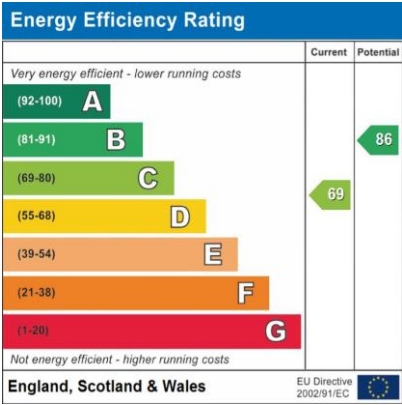
EN-SUITE SHOWER ROOM

4'1" x 5'10" (1.24m x 1.78m)

Shower cubicle, low level W, pedestal wash hand basin, central heating radiator, vinyl flooring.

EXTERNALLY

There is a driveway to the side of the property providing off road parking leading to a detached garage. Enclosed low maintenance garden to the rear.









Location: ST4 8FJ



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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