

EDGE HILL ROAD, LIGHTHORNE HEATH CV33 9TR



Opportunity to purchase a unique mid terrace house. Ideal for sharers as there are three double bedrooms, all having their own en-suite.

- Three double bedroom mid terrace house.
 - Three en-suites
- Very large open plan kitchen, living dining room
 - South facing garden
- In need of finishing off, as it currently doesn't have building regs.
 - Great transport links
 - Quiet location.

3 BEDROOMS

PRICE GUIDE £254,000

Nestled on Edge Hill Road in the charming area of Lighthorne Heath, this extended mid-terrace house presents an exciting opportunity for those seeking a spacious family home. After extensive renovations the property now offers three double bedrooms, each equipped with its own en-suite bathroom.

The heart of the home features an open-plan kitchen, living, and dining area, creating a perfect space for both entertaining guests and enjoying family time. The layout encourages a warm and inviting atmosphere, ideal for modern living. While the property is in need of finishing off, it offers a blank canvas for buyers to personalise and make their own.

Situated in a location with excellent transport links, this home provides easy access to nearby amenities and the wider region, making it a practical choice for commuters and families alike. With its spacious layout and potential for further enhancement, this property is a must-see for anyone looking to invest in a home that combines comfort, style, and convenience.

Front

At the front of the property there is a small lawn area with a concrete path that leads up to the property. To the side of the entrance porch there is a screen off area where the bottle gas is house.

Entrance

Stepping through the partially obscure glazed front door you enter the covered porch. Having built in storage cupboard where the boiler is also house, recessed spotlights to ceiling, obscure glazed window to front elevation, laminate flooring and second internal door giving access into the main living space.

Main living space 22'11" x 23'10" (6.999 x 7.279)

maximum measurements

As soon as you walk into this room your eyes automatically take in the light and airy space, as well as the pretty garden that is clearly visible through the two sets of patio doors.

The kitchen area is also impressive boasting a large island with seating, and a five ring gas hob set into the quartz worksurface with extractor hood above. There are and number of wall and base units, integrated appliances include Miele electric oven as well as a Samsung combination oven, microwave and grill, Miele dishwasher, single bowl stainless steel sink set into worksurface with tile backsplash,

In the sitting/dining area there are three large roof lights, continuation of the laminate flooring throughout, four radiators and cleverly tucked away is a discreet utility cupboard with space and plumbing for a washing machine and space for a tumble dryer or undercounter fridge or freezer.

Bedroom One 7'4" x 12'1" (2.260 x 3.688)

The first of the bedrooms is downstairs and located at the front of the property. Having window to front elevation, light point to ceiling, laminate flooring and a radiator.

En-suite 4'5" x 5'9" (1.363 x 1.761)

Having a low level flush wc, corner shower cubicle, vanity wash hand basin, wall hung storage cupboard, chrome heated towel rail, light point to ceiling, tiled walls and laminate flooring.

Bedroom Two 8'11" x 10'3" (2.731 x 3.133)

Carpeted stairs lead up to the first floor landing which has window to front elevation and access to an airing cupboard and houses the immersion tank. To doors give access to the two other bedrooms. Starting with the left hand side bedroom, which is a good sized double bedroom. Having window to rear elevation, light point to ceiling, a radiator, carpet to floor and access to loft void to ceiling. The loft has a ladder.

En-suite 5'11" x 6'5" (1.809 x 1.957)

Having panelled bath with shower over, built in system wc with vanity wash hand basin, obscure glazed window to front elevation, chrome heated towel rail, laminate flooring and wall mounted mirror.

Bedroom Three 9'4" x 15'4" (2.859 x 4.680)

maximum measurements

The largest of the bedrooms and benefitting from have windows to front and rear elevation, built in storage cupboard above the stair bulkhead, two light points to ceiling, carpet to floor and a radiator.

En-suite 7'9" x 3'3" (2.366 x 0.991)

Having a walk in shower cubicle, built in system wc with vanity wash hand basin, laminate flooring, obscure glazed window to rear elevation, light point to ceiling and a chrome heated towel rail.

Rear Garden

The pretty and private south facing garden offers a lovely space to enjoy. Mainly being laid to lawn but also offering a large paved patio area near the house and a second more secluded seating area at the bottom of the garden. There are a number of established shrubs and bushes, and at the very end a large timber shed that is approximately 20ft x 10ft.

Council Tax

We understand the property to be Band B.

Services

Please note there is no mains gas connected. We believe all other services are connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.

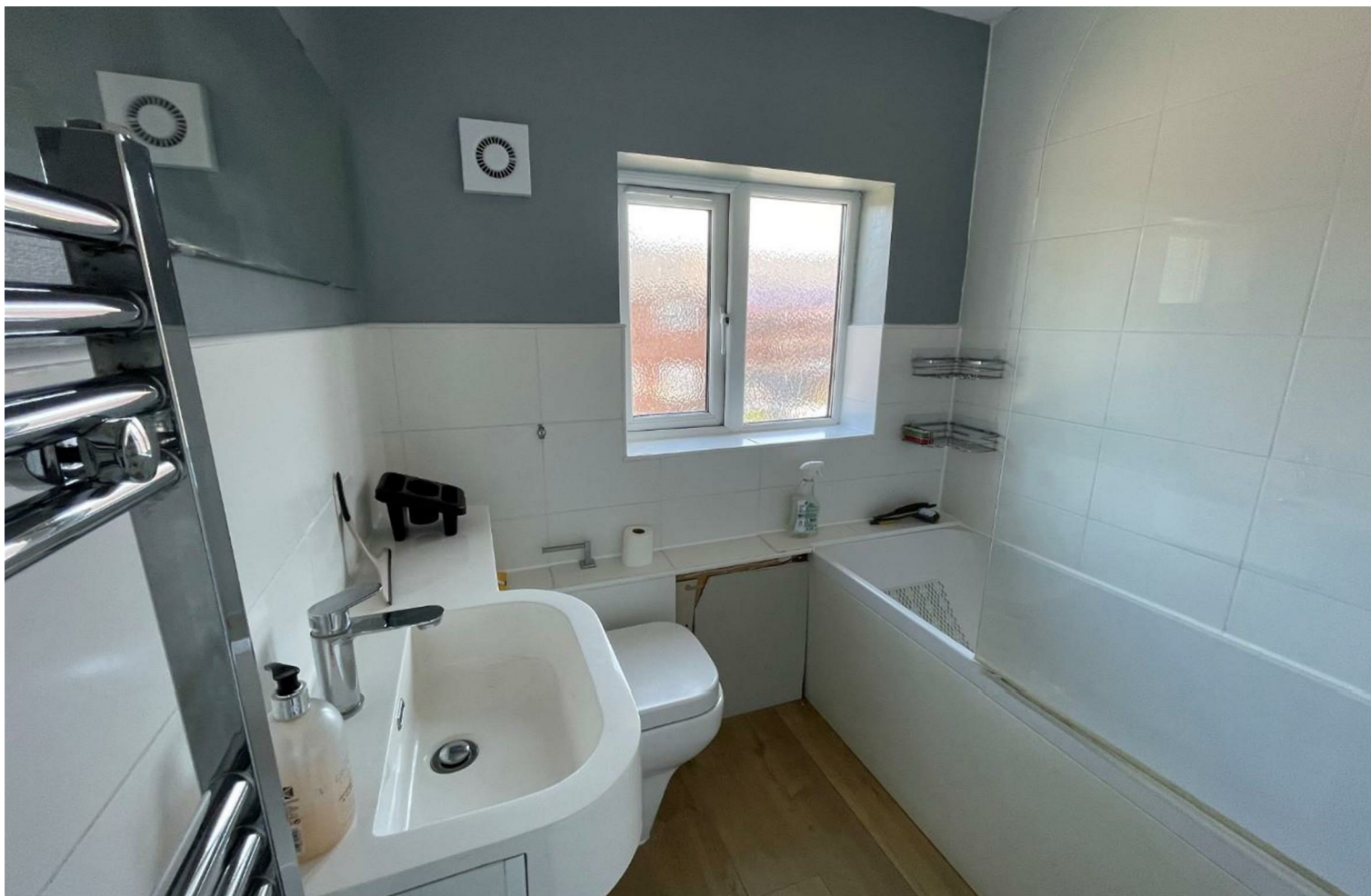
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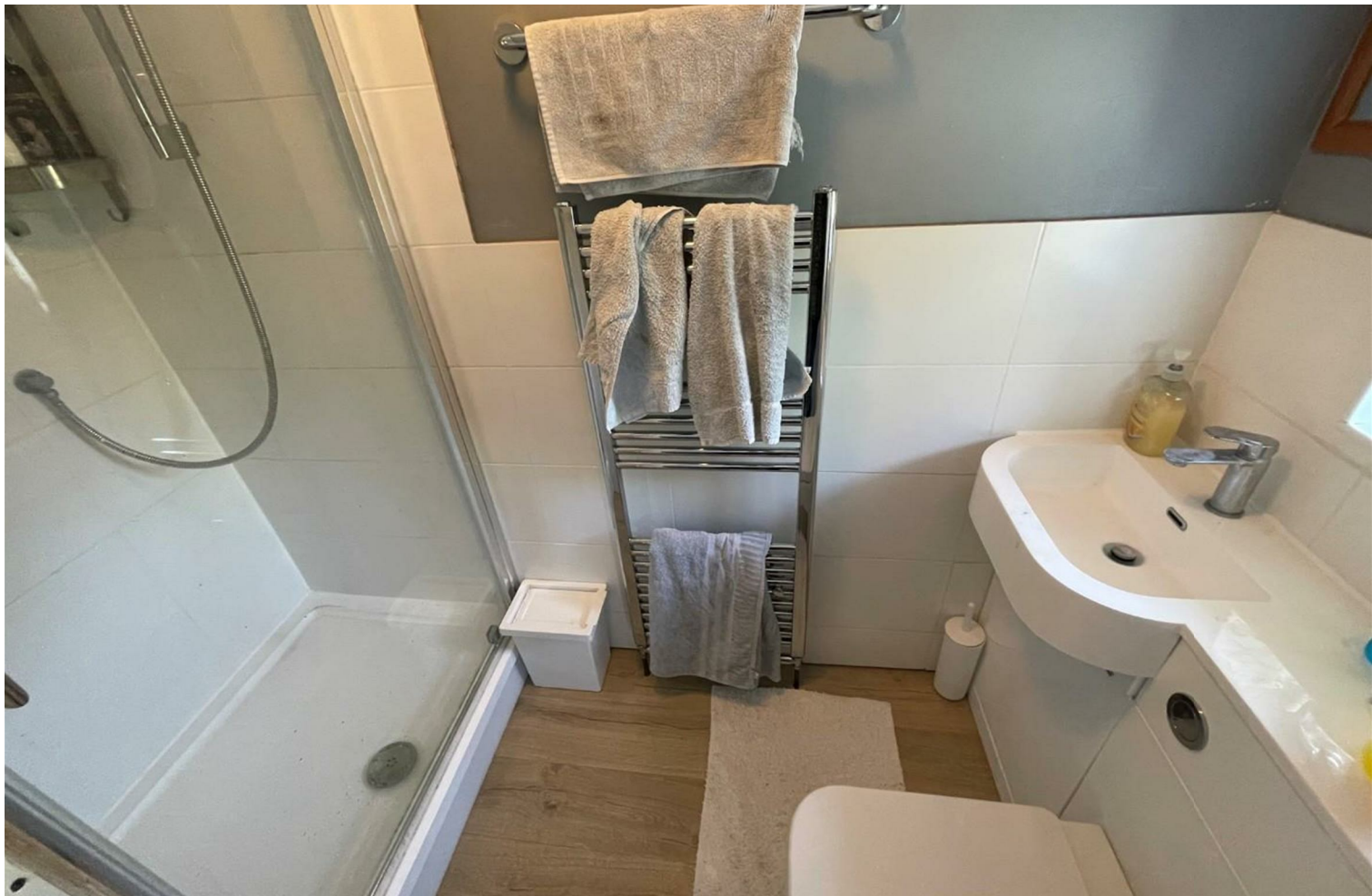
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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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