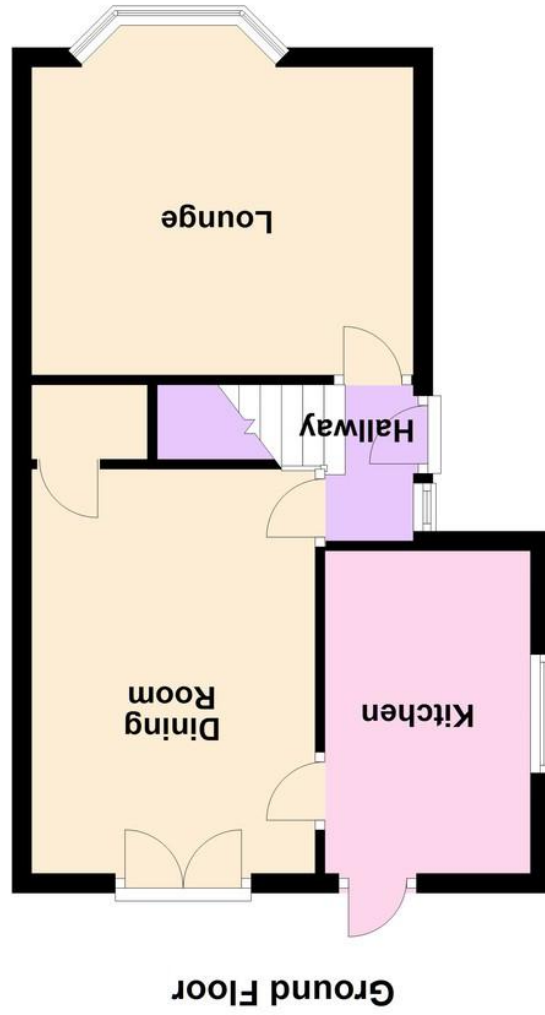
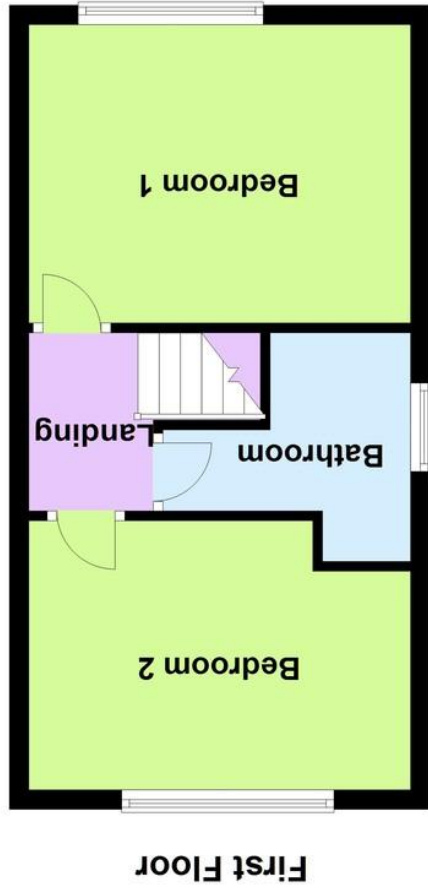


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	63
Potential	87

Walmley | 0121 313 1991



- A WELL PRESENTED TRADITIONAL STYLE SEMI DETACHED HOUSE
- FAMILY LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- TWO GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- MULTI VEHICLE DRIVEWAY

55 Elmfield Avenue, Erdington, Birmingham, B24 0QF

£230,000

Property Description

POPULAR RESIDENTIAL LOCATION - This well presented traditional style two bedroom semi-detached property located in a desirable area, this property benefits from excellent public transport links and nearby schools, making it an ideal home for those with children. The presence of local amenities within a short distance adds to the convenience of residing here. The well presented accommodation is approached via an entrance hallway leading to the welcoming reception hallway. At the heart of this home is the fitted kitchen and separate dining room,, providing a seamless integration of culinary space and dining area. This layout promotes a sociable cooking and dining experience, perfect for entertaining guests or enjoying family meals and the spacious family lounge is perfect for cosy nights in.

The property offers two well-proportioned double bedrooms that provide ample space for relaxation and ensure a peaceful night's sleep. Complementing the bedrooms is a well appointed bathroom, offering a fresh and modern aesthetic. The bathing space is designed with care and precision, ensuring that every feature caters to your convenience and comfort.

Outside to the front the property is set behind a driveway providing off road parking and to the rear the good sized rear garden offers a tranquil space for outdoor activities, relaxation, or even a spot of gardening.

In conclusion, this semi-detached property is a fantastic opportunity to purchase a home that offers a blend of comfort, convenience, and charm, coupled with its beneficial location and unique features, makes it a truly desirable residence

Outside to the front the property is set back from the road behind a full width block paved driveway providing ample off road parking, block paved pathway with gated access to rear.

RECEPTION HALLWAY Approached via a double glazed reception door with matching side screens, radiator, stairs off to first floor accommodation, laminate flooring and doors leading off to kitchen, dining room and lounge.

FRONT LOUNGE 13' 00" into bay x 12' 04" (3.96m x 3.76m) Having chimney breast with fire place, wood flooring, coving to ceiling and walk in double glazed bay window to front, radiator.

DINING ROOM 12' 00" x 9' 07" (3.66m x 2.92m) Having useful built in under stairs storage cupboard, laminate flooring, space for dining table and chairs, coving to ceiling, fitted dado rail, double glazed French doors with matching side screens giving access to rear garden and door through to kitchen.

KITCHEN 8' 01" x 6' 11" (2.46m x 2.11m) Having a matching range of wall and base with work top surfaces over, incorporating inset one and half bowl sink unit with mixer tap and tiled splash back surrounds, space for cooker, space and plumbing for washing machine and space for further appliance, double glazed window to side, wall mounted gas central heating boiler and double glazed door giving access out to rear garden.

LANDING Approached by a stair case flowing from reception hallway with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 03" x 10' 05" (3.73m x 3.18m) With double glazed window to front, radiator.

BEDROOM TWO 12' 05" x 8' 10" max 7' 05" min (3.78m x 2.69m) With double glazed window to rear, radiator.

FAMILY BATHROOM Being well appointed with panelled bath with mixer tap and rain water shower over and shower attachment, shower screen, wash hand basin with chrome mixer rap, low flush WC, part complementary tiling to walls, chrome ladder heated towel rail and tiled floor, opaque double glazed window to rear.

OUTSIDE to the rear there is a pleasant enclosed rear garden with full width paved patio and pathway leading to neat lawn, shrubs to borders, fencing to perimeter, timber framed garden shed and gated access to front.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely availability for EE, O2 & Vodafone limited availability for Three and data likely availability for EE limited availability for Three, O2 & Vodafone
 Broadband coverage -
 Broadband Type = Standard Hi highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Openreach & Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
 The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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