



## 196 Elmdon Lane, Birmingham, B37 7EB

**Asking price £585,000**

**\*\* MUST VIEW \*\*** Extremely well presented four bedroom detached property in Marston Green. In brief the property comprises entrance hallway, downstairs wc, two reception rooms, study, dining kitchen, utility, four bedrooms, three en-suites, family bathroom, rear garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

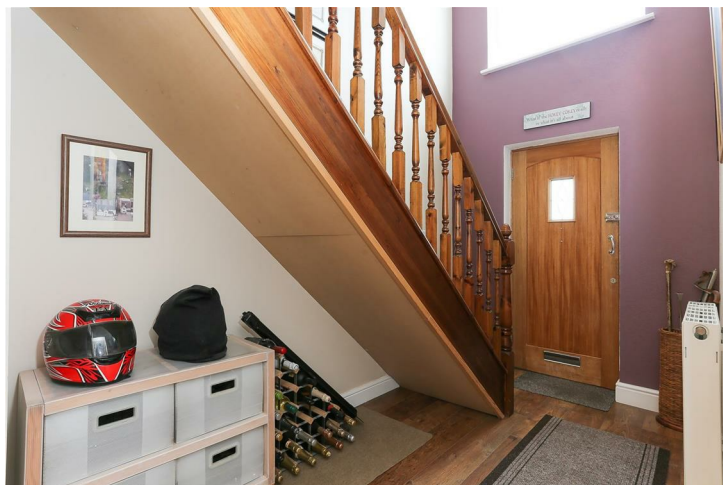


## Approach

Stoned fore garden providing off road parking and access to entrance front door and storage area.

## Entrance Hallway

Double glazed window to fore, ceiling light point, radiator and stairs rising to first floor elevation.



## Downstairs WC

Double glazed window to fore, ceiling light point, radiator, low level wc and wash hand basin.



## Reception Room One

23'1" max x 14'10" max (7.04m max x 4.52m max)

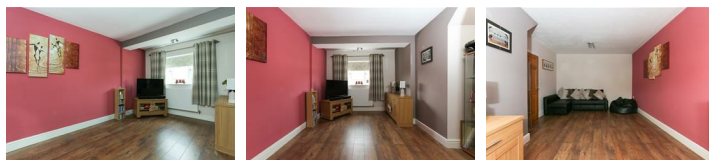
Double glazed bay window to rear, two ceiling light points, two wall light points and radiator.



## Reception Room Two

19'01" x 11'10" max (5.82m x 3.61m max)

Double glazed window to fore, ceiling light point and radiator.



## Study

13'10" x 9'00" (4.22m x 2.74m)

Double glazed window to rear, radiator and ceiling light point.



## Dining Kitchen

17'09" x 27'05" (5.41m x 8.36m)

Having a range of matching wall, base and drawer units, island with base units, sink with mixer tap over, integrated dishwasher, oven, hob and extractor hood, double glazed window and door to side, radiator, inset ceiling spotlights and double glazed french doors to rear.



## Utility

6'00" x 6'04" (1.83m x 1.93m)

Double glazed window to fore, space for white goods, base units and inset ceiling spot lights.

## Landing

Two ceiling light points and access to loft void.

## Bedroom One

10'03 x 16'05" plus door recess (3.12m x 5.00m plus door recess)

Double glazed window to rear, ceiling light point and radiator.



### Ensuite

Low level wc, wash hand basin, shower cubicle with shower over, heated towel rail and ceiling light point.

### Bedroom Two

12'4" x 13'10" (3.76m x 4.22m)

Double glazed window to rear, ceiling light point, inset ceiling spotlights and radiator.



### En-Suite

Low level wc, wash hand basin, shower cubicle with shower over, heated towel rail and ceiling light point.

### Bedroom Four

15'11" x 10'06" max (4.85m x 3.20m max)

Two double glazed windows to fore, ceiling light point and radiator.



### En-Suite

Low level wc, wash hand basin, shower cubicle with shower over, heated towel rail and ceiling light point.

### Bedroom Three

12'06" x 13'10" (3.81m x 4.22m)

Double glazed window to rear, ceiling light point and radiator.



### Family Bathroom

Double glazed window to fore, shower cubicle with shower over, free standing bath, low level wc, wash hand basin, inset ceiling spotlights and radiator.



### Rear Garden

Having a range of trees and shrubs, decking area, mainly laid to lawn and enclosed to boundaries.

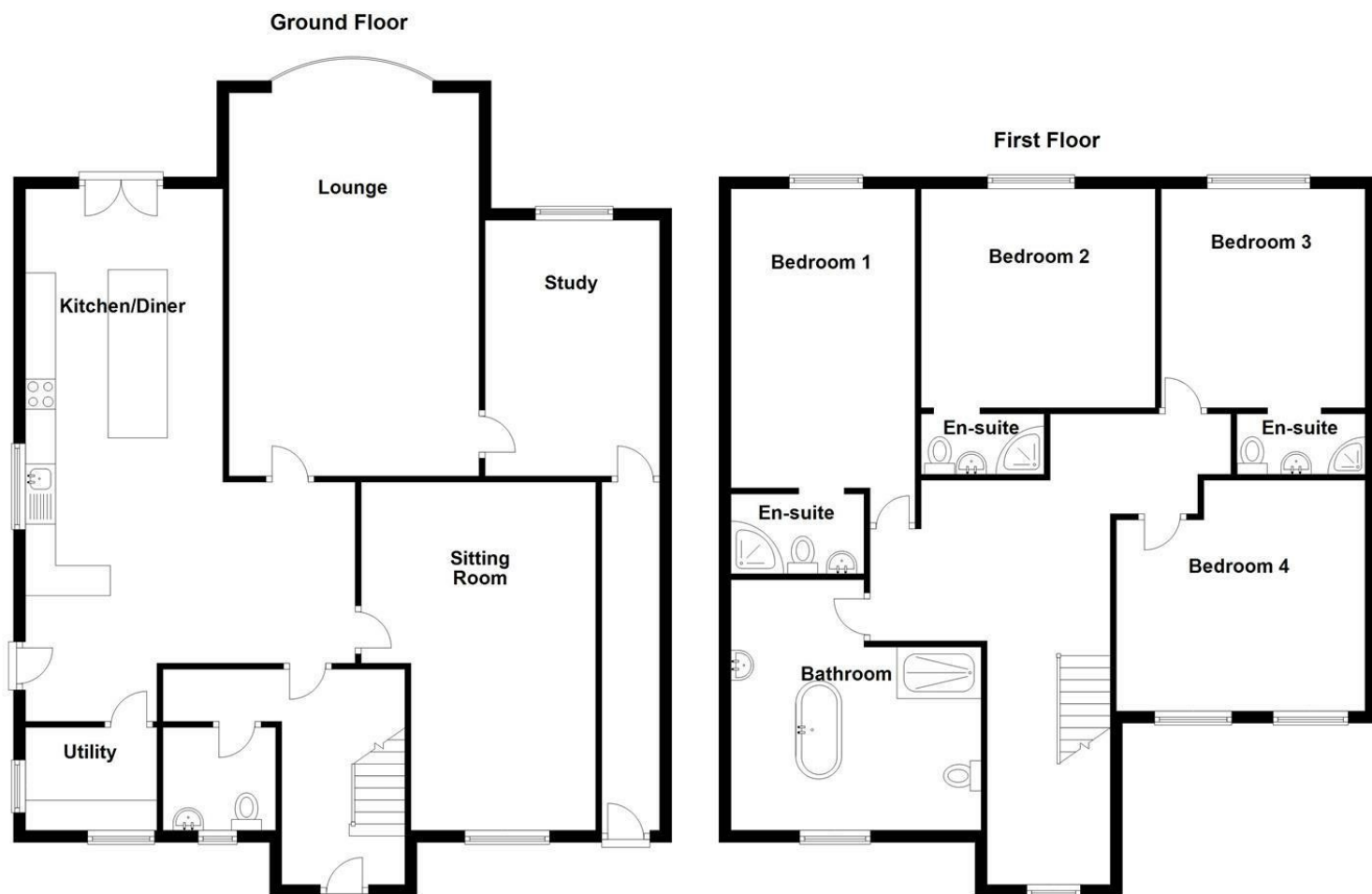


## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 73      | 79        |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 70      | 76        |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

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