



**Connells**

Elmbridge Road  
BIRMINGHAM



## Property Description

Connells are delighted to offer for sale this EXTENDED and RENOVATED semi detached family home located in one of the most sought after areas in North Birmingham.

Boasting a spacious hallway, extra large lounge diner, kitchen with dining room, ground floor bathroom, four bedrooms plus a walk in wardrobe that used to be a bedroom, we can also offer a further family bathroom, plenty of driveway and a lovely, fully enclosed rear garden being very private and leading into a large area to the side aspect.

Elmbridge Road is a much sought after location close to a host of local amenities, including some great schools, plenty of shops, supermarkets, eateries and transport links. Great Barr, Walsall and Sutton Coldfield are all nearby, as are a host of parks and greens.

## Spacious Hallway

## Living Room-Family Room

10' 8" x 27' 2" ( 3.25m x 8.28m )

## Kitchen With Dining Room

10' 2" x 28' 8" ( 3.10m x 8.74m )

## Study Area

## Ground Floor Shower Room

## First Floor Landing

## Master Bedroom One

10' 3" x 14' 7" ( 3.12m x 4.45m )

## En-Suite

## Bedroom Two

10' 9" x 13' 6" ( 3.28m x 4.11m )

## Bedroom Three

8' 8" x 14' 9" ( 2.64m x 4.50m )

## Bedroom Four

7' 1" x 8' 5" ( 2.16m x 2.57m )

## Walk In Wardrobe

## Family Bathroom

## Garage

## Driveway

## Fully Enclosed Rear Garden

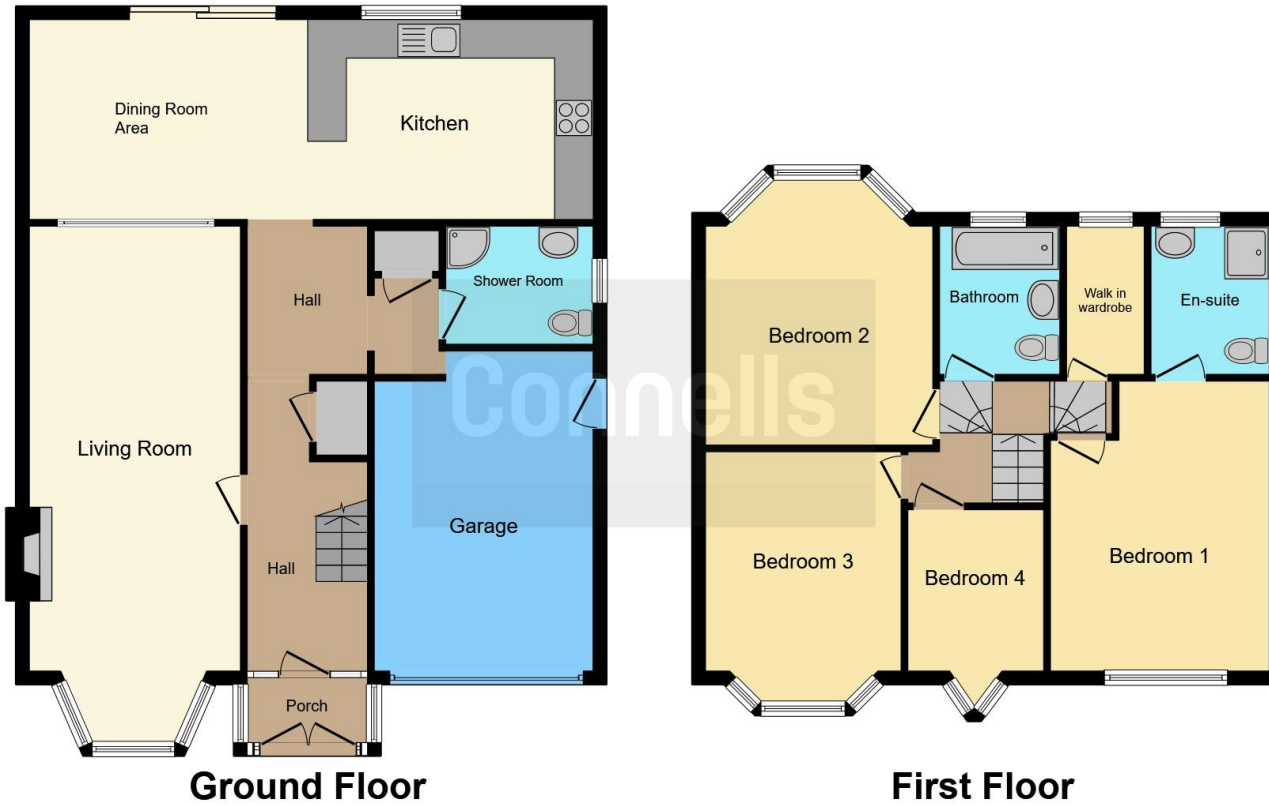
## Large Side Plot

## Fantastic Family Home









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR310440](http://connells.co.uk/Property/GBR310440)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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