



Connells

Elmfield Avenue
Birmingham



Property Description

A lovingly presented 2-bedroom semi-detached property, with spacious living area and open plan kitchen diner. Ideal for first time buyers, this property boasts lots of storage space, with 2 separate loft areas and built in storage cupboards throughout. This property comes with a separate driveway and well establish rear garden with newly fitted fence panels throughout. In the garden, you'll also find a modern shed with electricity running throughout. Upstairs situates 2 modern double bedrooms with space for fitted wardrobes and dressing tables, as well as a generous family bathroom with recently fitted sanitary wear. Local shopping centres are nearby and easily accessible via main road links, along with train stations close by.

Entrance Porch

Windows on all 3 sides. Storage space.

Hallway

Stairs lead to first floor landing. Door leads to main lounge on left and kitchen/diner on right-hand side. Cupboards house electric and gas meters.

Family Lounge

12' 5" x 10' 4" (3.78m x 3.15m)

Front facing large bay window Radiator to wall under bay. Original feature chimney breast

Dining Area

12' 6" x 11' 1" (3.81m x 3.38m)

Original feature chimney breast. Radiator to wall. Frosted window to side. Built-in storage cupboard. Archway leads through to kitchen.

Kitchen

12' x 6' 11" (3.66m x 2.11m)

Comprises integrated units throughout which include dishwasher, electric oven, five ring gas hob with extractor fan. Space for a washing machine and fridge/freezer. Door leads to rear garden.

First Floor Landing

Access to loft. Doors lead to Bedrooms One, Two and Family Bathroom

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)

Front facing. Radiator to wall. Space for free-standing wardrobes

Bedroom Two

12' 4" x 8' 1" (3.76m x 2.46m)

Rear facing. Radiator to wall. Space for free-standing wardrobes.

Family Bathroom

Comprises modern bath with shower over, low flush WC and vanity hand wash basin with cupboard under. Heated towel radiator to wall and frosted window.

Outside Front

Driveway offering ample off-road parking.

Rear Garden

Well established, large patio area and lawned area. Small shed with electrical power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310696



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310696 - 0005