



**Elford Road, Birmingham B17 0SA**



**welcome to**

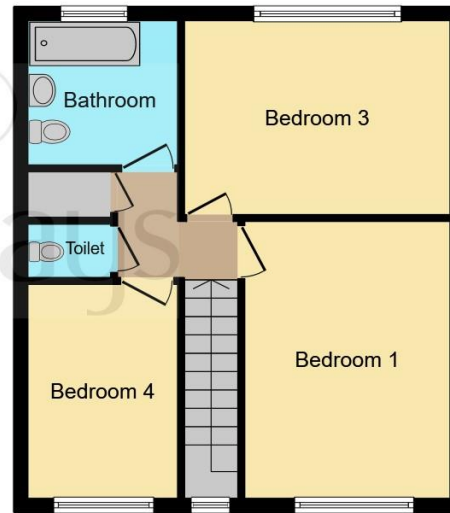
**Elford Road, Birmingham**

**\*\* THREE BEDROOM SEMI-DETACHED PROPERTY \*\*\* LOUNGE \*\*\* FAMILY BATHROOM \*\* FITTED KITCHEN \*\*\*SECURE REAR GARDEN \*\*\* CONSERVATORY \*\*\* DRIVEWAY \*\*\* CLOSE TO HARBORNE VILLAGE \*\* COMMUTABLE DISTANCE TO THE QUEEN ELIZABETH HOSPITAL, BIRMINGHAM UNIVERSITY & STATION \*\***





**Ground Floor**



**First Floor**

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.

### **Agent Note**

The Council Tax Band is C.

### **Entrance Porch**

Windows to front and door to:

### **Hall**

Windows to front and central heating radiator.

### **Lounge**

15' 6" x 12' 10" into chimney breast ( 4.72m x 3.91m into chimney breast )

Windows to rear, central heating radiator and feature fireplace.

### **Kitchen**

7' 4" x 11' 8" ( 2.24m x 3.56m )

Double glazed windows to rear, fitted kitchen, wall and base units, worktops, sink/drainer, gas oven, gas hob and door to lean to.

### **Conservatory**

8' 1" x 11' 4" ( 2.46m x 3.45m )

Double glazed windows to side and rear, double glazed patio doors opening onto the garden.

### **First Floor Landing**

Storage cupboard housing the boiler. Doors to various rooms.

### **Bedroom One**

9' 4" x 13' 6" ( 2.84m x 4.11m )

Double glazed window to front and central heating radiator.

### **Bedroom Two**

7' 5" x 10' 6" ( 2.26m x 3.20m )

Double glazed window to front and central heating radiator.

### **Bathroom**

Window to rear, bath with shower over, sink and central heating radiator.

### **Separate W.C.**

Window to side and wc.

### **Garage Conversion**

15' 1" x 7' 4" ( 4.60m x 2.24m )

Currently used as a bedroom, windows to front and central heating radiator.

### **Rear Garden**

Patio and lawned areas.



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welcome to

## Elford Road, Birmingham

- Well presented semi-detached property
- Three bedrooms
- Garage conversion currently used as fourth bedroom
- Fitted kitchen
- Conservatory

Tenure: Freehold EPC Rating: D

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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