



Elmwood Road, Streetly,  
Sutton Coldfield, B74 2DF

**£450,000**

Welcome to Elmwood Road, an extended three bedroom semi detached family home positioned nicely on a friendly and popular residential road within Streetly.

Situated within close proximity of reputable local schools, transport links and amenities nearby, the property would be an ideal purchase for a family.

The property has been extended to the rear, creating a fantastic area for the whole family to gather in the open plan kitchen/dining/family room with fitted appliances including a dishwasher, double oven, hob and extractor fan, with space for an american style fridge freezer. Further benefits to the ground floor include a cosy lounge with bay window to the front, a shower room, utility/side passage, storage garage and a spacious porch and entrance hall.

The first floor comprises of three double bedrooms, all which have fitted wardrobes, and a shower room with separate WC. The loft is boarded and has a velux window.

To the front of the property is a block paved driveway providing off road parking for multiple vehicles and to the rear is a large west facing private garden, with paved patio areas, laid to lawn with mature shrubbery and fenced borders.

The property has been owned by the current vendors for 32 years and they have maintained the property to a high standard, including a new roof which was recently replaced in April 2024.

Being sold with no onwards chain, early viewing is highly recommended to avoid genuine disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Entrance Porch 5' 7" x 3' 10"  
(1.70m x 1.17m)

Entrance Hall 15' 1" x 4' 6"  
(4.59m x 1.37m)

Lounge 13' 6" (into bay) x 10' 1"  
(4.11m x 3.07m)

Open Plan Kitchen/Dining/Family Room  
20' 10" (max) x 25' 0" (max)  
(6.35m x 7.61m)

Ground Floor Shower Room 5' 11" x 6' 11"  
(1.80m x 2.11m)

Utility Room 12' 11" (max) x 4' 6" (max)  
(3.93m x 1.37m)

Garage 9' 6" x 7' 5"  
(2.89m x 2.26m)

### **First Floor Accommodation**

Bedroom One 14' 4" (into bay) x 9' 5"  
(4.37m x 2.87m)

Bedroom Two 10' 11" x 8' 5" (to wardrobe)  
(3.32m x 2.56m)

Bedroom Three 8' 7" x 10' 5" (to wardrobe)  
(2.61m x 3.17m)

Shower Room 7' 6" x 6' 5"  
(2.28m x 1.95m)

WC 4' 10" x 2' 11"  
(1.47m x 0.89m)



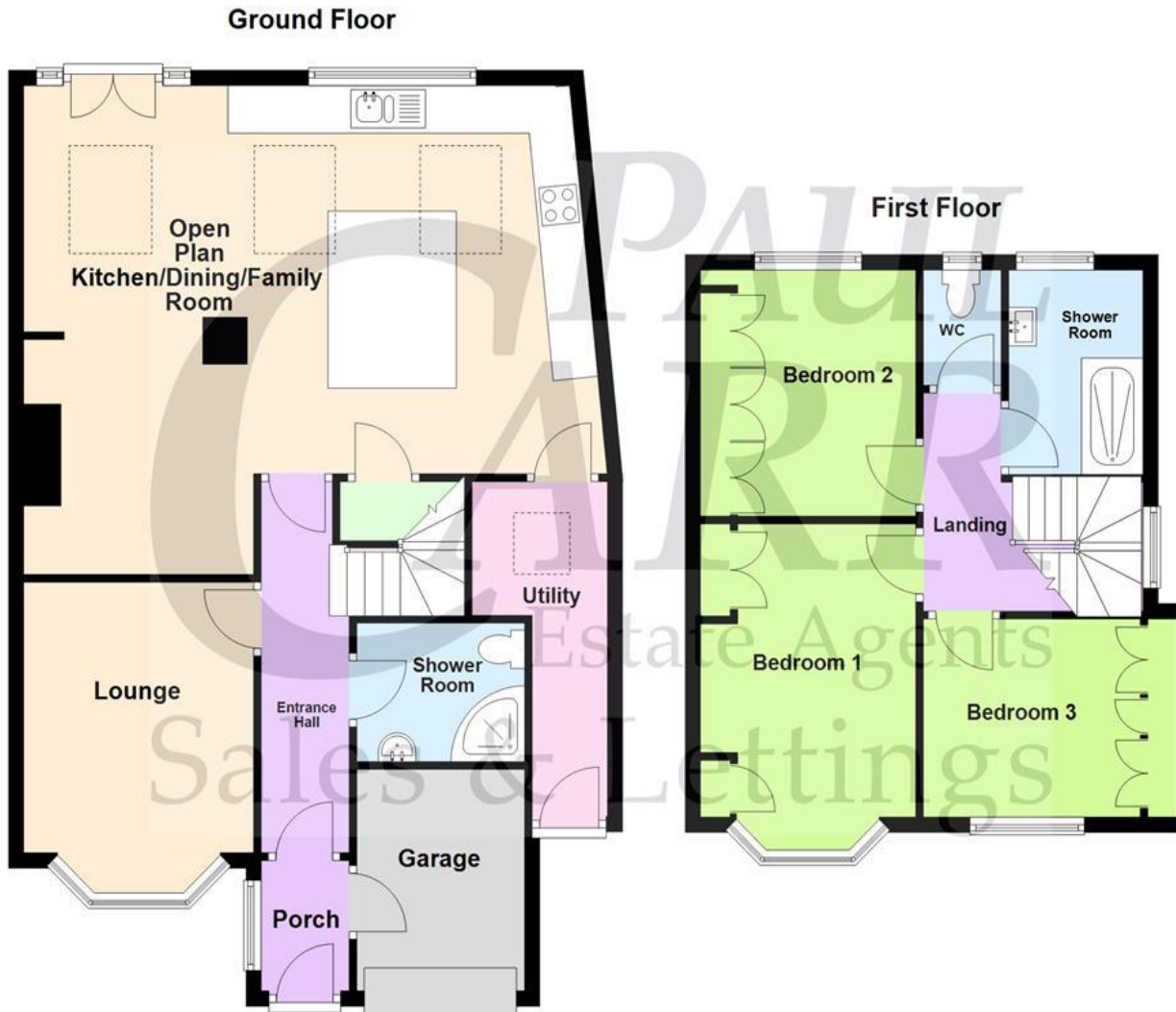






# Floor Plan

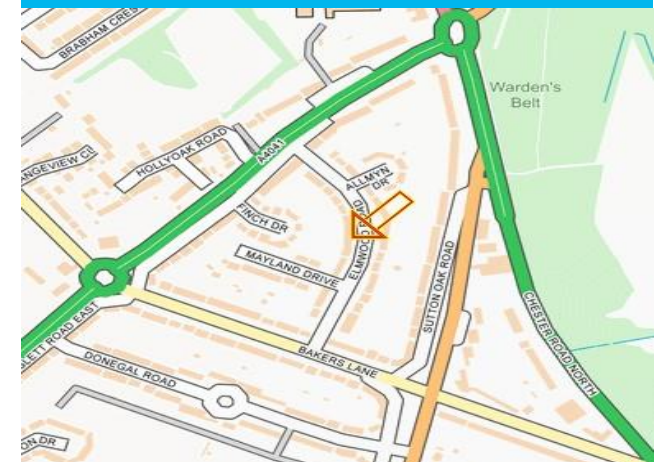
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location









### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 26th July 2024