



# Bloore King & Kavanagh

Sales & Lettings



**7 Elmwoods**  
Birmingham, B32 3RF

**Asking Price £335,000**

## Property Description

A beautifully presented THREE BEDROOM link detached property, situated in a lovely cul-de-sac spot on the ever popular Bartley Woods estate close to Woodgate Valley Park.

This ready to go property briefly comprises; entrance hall, downstairs WC, lounge, fitted kitchen diner, conservatory, three bedrooms and upstairs bathroom. An integral garage with front and rear access.

Benefitting from gas central heating and double glazing throughout, and well maintained front and rear gardens.

Viewings are highly recommended on this property as soon as possible. EPC - C / CT Band - D

## Approach

Shared tarmac driveway offering off road parking for at least two cars comfortably, with access to the integral garage via the up and over door. Front door access available adjacent to front garden mainly laid to lawn.

## Entrance Hall

3.04m x 0.85m (9'11" x 2'9" )

Stairs leading to first floor accommodation with a small window to side. Doors leading to downstairs WC and lounge.

## Downstairs WC

1.44m x 1.05m (4'8" x 3'5" )

Window to front. Low level flush and wash hand basin installed.

## Lounge

4.23m x 4.14m (13'10" x 13'6" )

Window to front. Gas fire installed with wooden surround.

Double internal doors opening into;

## Fitted Kitchen Diner

2.94m x 5.13m (9'7" x 16'9" )

Window to rear. Sliding door offering access to conservatory and internal door offering access to integral garage. Further under stairs storage available. A modern range of eye level and base units incorporating: 1 1/2 resin sink and drainer unit, integral electric hob and integral double electric oven and grill.

## Conservatory

3.24m x 2.80m (10'7" x 9'2" )

French patio doors offering access to rear garden via side.

## Landing

2.60m x 1.83m (8'6" x 6'0" )

Loft access available. Built in storage available. Doors leading to all upstairs rooms.

## Bedroom One

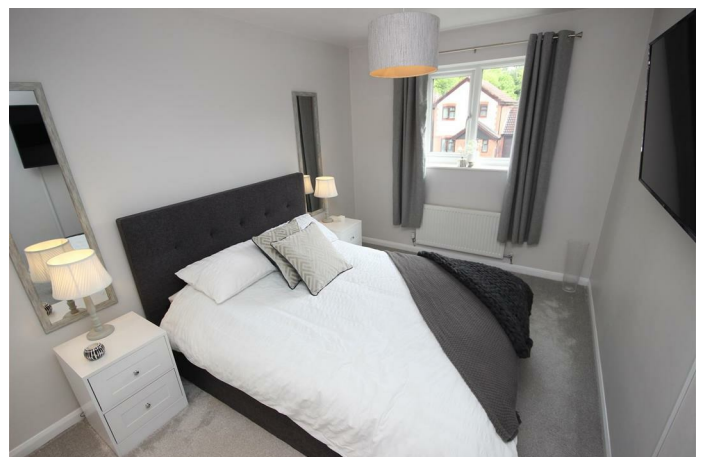
4.44m x 3.24m at widest point (14'6" x 10'7" at widest point)

Window to front. Carpeted throughout.

## Bedroom Two

2.81m x 3.24m at widest point (9'2" x 10'7" at widest point )

Window to rear. Carpeted throughout.



### Bedroom Three

2.70m x 2.37m (8'10" x 7'9" )

Window to front. Built in over stairs storage available. Carpeted throughout.

### Bathroom

1.85m x 2.17m (6'0" x 7'1" )

Three piece white bathroom suite comprising: low level flush, vanity unit wash hand basin and bath with mains fed shower unit installed over. Heated towel rail installed. Fully tiled walls and tiled throughout. Window to rear.

### Rear Garden

Block paved patio area laid offering ample space for dining furniture, with a small step leading up to the remainder of the garden mainly laid to lawn. Cotswold chippings laid on its borders.

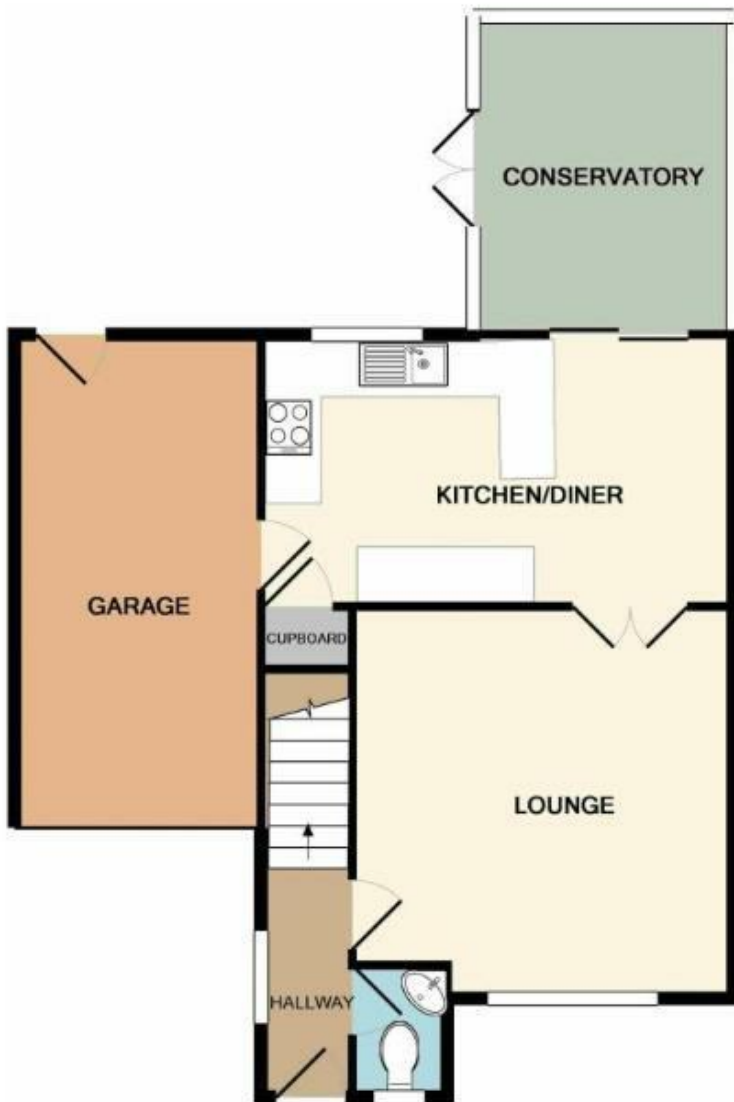
### Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





GROUND FLOOR  
APPROX. FLOOR  
AREA 679 SQ.FT.  
(63.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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