

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**77 ELMFIELD AVENUE, ERDINGTON, B24 0QF**  
**£195,000 FREEHOLD**

- Freehold Semi-Detached
- 'Off Road' Parking To Fore
- Double Glazing
- Non Traditional Construction
- Two Bedrooms
- Central Heating
- Bathroom With Shower
- No On-going Chain

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.  
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A list of Directors is available for inspection at registered office.



A nicely presented Two Bedroomed Freehold Semi-detached residence situated close to Pype Hayes Park, being ideal for a First Time Buyer or Investor. Centrally heated and double glazed, the accommodation comprises of:- Hall, Lounge, Kitchen/Diner, Bathroom with Shower, 'off road' Parking to fore, rear Garage/Store in need of repair.  
No on-going chain.

## GROUND FLOOR

### Hallway

UPVC panelled and double glazed entrance door, double glazed window, wood floor covering, stairs to the first floor

### Lounge

12'5" x 13'0" (3.78m x 3.96m)

Double glazed bay window to fore, central heating radiator, wood effect laminate floor covering.

### Kitchen/Dining Room

12'6" max x 12'5" max (3.81m max x 3.78m max)

Range of modern fitted base and wall units, matching larder unit, roll edge work tops, 1 & a half bowl single drainer, stainless steel sink unit, gas cooker point, 'built-in' cooker hood air extractor fan, plumbing for automatic washing machine, central heating radiator, double glazed window, walk-in understairs store cupboard, French double glazed door to rear garden and matching double glazed sidelights.

## FIRST FLOOR

### Landing

Central heating radiator, access to loft.

### Bedroom 1

12'5" x 10'6" (3.78m x 3.20m)

Double glazed window to fore, central heating radiator.

### Bedroom 2

12'5" x 7'2" max (3.78m x 2.18m max)

Double glazed window to rear, central heating radiator.

### Bathroom

Modern white suite comprising :- panelled bath with electric shower over, glazed shower screen, pedestal wash hand basin and low flush W.C., vertical chrome towel central heating radiator, double glazed window, store cupboard off housing wall mounted 'Ideal' gas fired combination central heating boiler, fully tiled walls.

## OUTSIDE

## Gardens

The property is set behind a brick paviour drive providing 'off road' parking.

Gated side tradesmen's entrance to the pleasant rear garden with brick paviour patio, raised lawn, cold water tap, brick built barbecue, timber shed, garage/store with metal 'up and over' door (in need of repair).

## ADDITIONAL INFORMATION

We are advised by the seller that the property is Freehold, however this information should be verified with a legal representative.

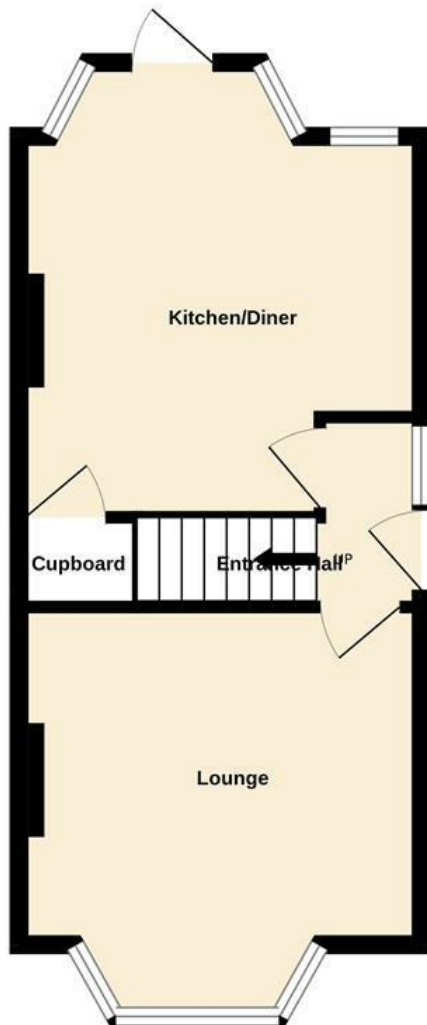
Council Tax - Band B - Birmingham City Council.

| Energy Efficiency Rating                    |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) <b>A</b>                          |                         | <b>91</b>                                                                             |
| (81-91) <b>B</b>                            |                         |                                                                                       |
| (69-80) <b>C</b>                            | <b>69</b>               |                                                                                       |
| (55-68) <b>D</b>                            |                         |                                                                                       |
| (39-54) <b>E</b>                            |                         |                                                                                       |
| (21-38) <b>F</b>                            |                         |                                                                                       |
| (1-20) <b>G</b>                             |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

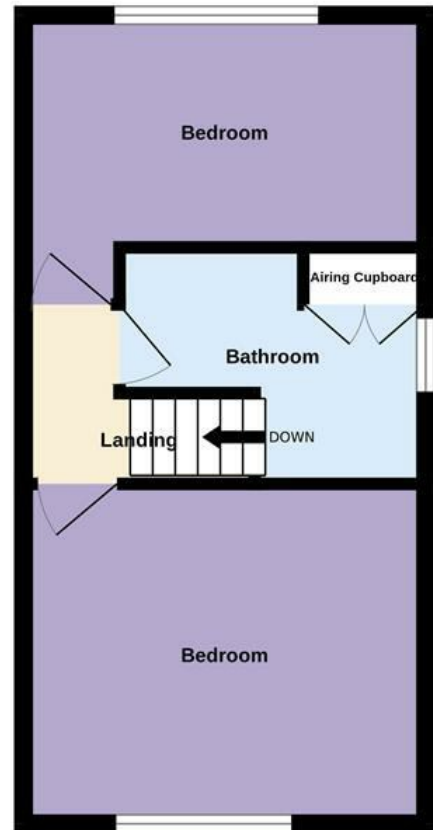
## HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



77 Elmfield Avenue B24 0qf

Measurements are approximate. Not to scale. Illustrative purposes only.  
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