

# Barratt Last

## ESTATE AGENTS

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**35 ELMFIELD AVENUE, ERDINGTON, B24 0QB**  
**£220,000 FREEHOLD**

- Immaculate Freehold Semi-Detached close to Pype Hayes Park
- 'Off-Road' Parking for Two Cars
- Central Heating & Double Glazing
- Re-Fitted Shower Room
- Two Double Bedrooms
- Delightful Rear Garden extending approximately 150 feet
- Spacious Fitted Kitchen/Diner including 'Range' Cooker
- Internal Viewing Strongly Recommended

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A very well presented Freehold semi-detached residence situated close to Pype Hayes Park. 'Off-road' parking for two cars, central heating and double glazing, Hall, Lounge, Spacious fitted Kitchen/Dining Room (including 'Range' cooker) Two double bedrooms, re-fitted shower room, delightful South facing rear garden (extending approximately 150ft in depth). Internal viewing is essential in order to fully appreciate this well kept property.

## GROUND FLOOR

### Front Entrance/Hallway

UPVC double glazed front door, double glazed window, central heating radiator, stairs with side handrail leading off.

### Lounge

13'2" x 12'5" (4.01m x 3.78m)

Double glazed bay window to fore, central heating radiator, 'Adam' style fireplace, 'coal effect' fire.

### Fitted Kitchen/Dining Room

11'10" x 11'2" (3.61m x 3.40m)

Array of fitted base and wall units, roll edge work surfaces, one and a quarter bowl sink, 'Range' double over with 6-ring gas hob, complimentary tiled splashbacks, central heating radiator, two 'French' doors, double glazed windows, 'wood effect' flooring, wall mounted combination gas fired central heating boiler, sunken spot light fittings to ceiling.

## FIRST FLOOR

### Landing

Access to part boarded, insulated loft area with light.

### Bedroom 1

11'3" 10'8" (3.43m 3.25m)

Double glazed window to fore, central heating radiator, sunken spotlight fittings to ceiling.

### Bedroom 2

12'3" x 8'11" (3.73m x 2.72m)

Central heating radiator, double glazed window to rear, sunken spot light fittings to ceiling.

## Re-Fitted Shower Room

Corner shower cubicle with glazed screens and shower fitment with two heads, wash hand basin, vanity cupboards, low flush W.C., double glazed window, chrome central heating radiator.

## OUTSIDE


Block paved forecourt providing 'off-road' parking for two cars, gated side access leads to the South facing rear garden which extends approximately 150 feet in depth and has outside tap and vitreous enamel sink, patio, pathway, lawn, two garden sheds, screen fencing.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties to have this information verified by a Legal Representative.

Council Tax - Band B - Birmingham City Council.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## HOME TO SELL?

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