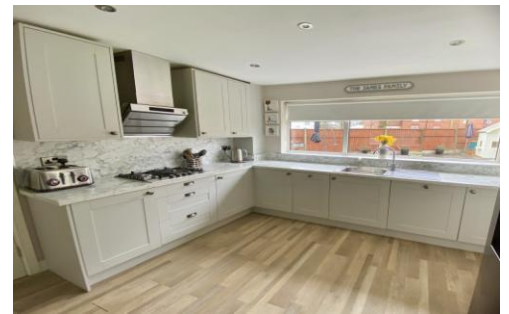


# ARKADE

PROPERTY



**27 Elan Road**

Northfield, Birmingham, B31 5EP

**Offers In Excess Of £400,000**

# Property Features

- Impressive Modern Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Through Lounge
- Modern Kitchen with Family Room
- Utility
- Modern Family Bathroom
- Triple Garage to Side
- Double Glazed & Gas Central Heating
- Freehold
- Viewing Essential

## Full Description

### SUMMARY DESCRIPTION

This well presented and maintained family home, has an enviable plot size that boasts a triple garage and an extensive frontage for off road parking for multiple vehicles, and gardens that extend from rear to side and still further potential for extension subject to planning permissions.

### APPROACH

The extensive frontage leads to the garage with a single motorised roller door and a double motorised roller door, there is panel fencing with double gates to side garden and double glazed entrance door, leading to

### HALLWAY

### THROUGH LOUNGE

23' 00" x 14' 05" (7.01m x 4.39m) maximum measurement  
Having stairs rising to first floor, double glazed window to fore, double glazed French Style doors to rear garden, two double central heating radiators, laminate flooring and door to

### MODERN KITCHEN WITH FAMILY ROOM

27' 08" x 11' 02" (8.43m x 3.4m) maximum measurement  
Double glazed window to fore, double glazed window to rear, Shaker style range of base and wall mounted units, pull out kitchen larder with roll top work surfaces, stainless sink with drainer and mixer taps, integrated appliances include: Neff Electric Oven and Microwave, 4 ring Gas Hob and Chimney Cooker Hood, Dishwasher, Bin Storage, complimentary tiling to splash prone areas, central heating radiator, laminate flooring, door to

### VESTIBULE

Doors to garage and



#### UTILITY ROOM

7' 04" x 7' 03" (2.24m x 2.21m) maximum

Double glazed window to rear, base and wall mounted units with roll top work surfaces, single sink with drainer and mixer taps, plumbing and recesses for automatic appliances, central heating radiator, central heating radiator

#### LANDING

Having loft access, linen cupboard housing Worcester Bosch Bolier and doors to

#### BEDROOM ONE

14' 00" x 10' 10" (4.27m x 3.3m) maximum into wardrobes

Double glazed window to fore, built in wardrobes, central heating radiator

#### BEDROOM TWO

12' 00" x 7' 09" (3.66m x 2.36m)

Double glazed window to fore, door to storage cupboard, central heating radiator

#### BEDROOM THREE

11' 09" x 8' 09" (3.58m x 2.67m) maximum into wardrobes

Double glazed window to fore, built in wardrobe, central heating radiator

#### MODERN FAMILY BATHROOM

10' 08" x 8' 04" (3.25m x 2.54m) maximum

Obscure double glazed window to fore, white suite with complimentary black accessories briefly comprising: shaped bath, bathroom vanity unit with basin, close couple wc, shower enclosure and tray, complimentary tiling, ladder heated towel rail

#### TRIPLE GARAGE

28' 06" x 27' 07" (8.69m x 8.41m) maximum measurement

Motorised single door and double doors, concrete flooring, wooden cladding insulated with Cellotex, double glazed door to side garden and door to downstairs toilet

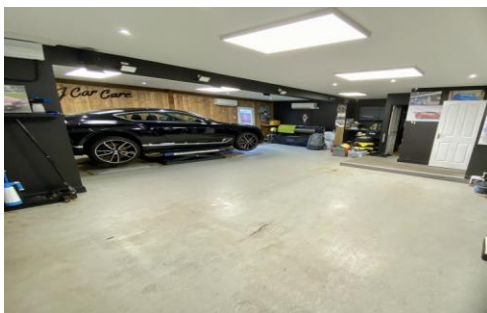
#### REAR AND SIDE GARDENS

Paved patio areas with gardens laid mainly to lawn, a range of mature shrubs and border plants, brick built BBQ, panel fencing divides the well maintained areas. There is potential for further extension with planning permissions.

#### TENURE - FREEHOLD

the seller has advised the agent that the property is Freehold.





## Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 175.5 sq. metres (1888.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements