



Elmfield Road, BIRMINGHAM



Elmfield Road, BIRMINGHAM, B36 0HL

for sale offers over
£350,000



Property Description

Burchell Edwards are delighted to bring to market this well presented three bedroom semi-detached home situated on the very popular Elmfield Road in Castle Bromwich (B36).

The property in brief compromises an entrance porch, hallway, two reception rooms (one currently occupied as a fourth bedroom), a fitted kitchen, downstairs wet room and a mature rear garden that is mostly block paved, making it fairly low maintenance. To the first floor you will find three good sized bedrooms and a fully tiled, modern family bathroom.

Additional benefits include a block paved driveway providing ample of off road parking.

Located in the very popular residential area of Castle Bromwich sat amongst many local amenities/ eateries, nearby frequent transport links and a great catchments area for both primary and secondary schools.

A truly perfect family home, this is not one to be missed!

Entrance Porch

Double glazed windows to front and side elevations, central heating radiator, wooden flooring and cupboard housing meters.

Lounge

29' 9" max into bay x 9' 6" max into recess (9.07m max into bay x 2.90m max into recess)
Double glazed bay window to front elevation, double glazed patio doors to rear elevation, two central heating radiators, fire place and cherry wood flooring.

Reception Room Two

18' 5" max into door recess x 7' 6" not into bay (5.61m max into door recess x 2.29m not into bay)
Double glazed bay window to front elevation, double glazed window to side elevation, solid birch wooden flooring, central heating radiator and spotlights.

Kitchen

15' 6" max x 6' 10" max (4.72m max x 2.08m max)
Double glazed window to rear elevation, a range of wall and base units with granite work surface over incorporating a sink with drainer unit, integrated oven, four ring electric hob with extractor over, central heating radiator, tiling to splash prone areas, granite flooring, space and plumbing for washing machine.

Wet Room

Double glazed window to side elevation, W.C, wash hand basin with storage, shower, extractor, central heating radiator, spotlights, tiled flooring and fully tiled walls.



Kitchen Extension

Double glazed door to rear elevation, a range of wall and base storage units, spotlights, central heating radiator, granite flooring and tiling to splash prone areas.

Landing

Double glazed bay window to front elevation, loft access and carpet.

Bedroom One

12' 9" max into bay x 9' 9" max into recess (3.89m max into bay x 2.97m max into recess)
Double glazed bay window to rear elevation, central heating radiator and carpet.

Bedroom Two

12' 2" max into bay x 9' 7" max into recess (3.71m max into bay x 2.92m max into recess)
Double glazed bay window to front elevation, central heating radiator and bamboo flooring.

Bedroom Three

17' 10" x 7' 7" max into recess (5.44m x 2.31m max into recess)
Double glazed windows to front and rear elevations, two central heating radiators and bamboo flooring

Bathroom

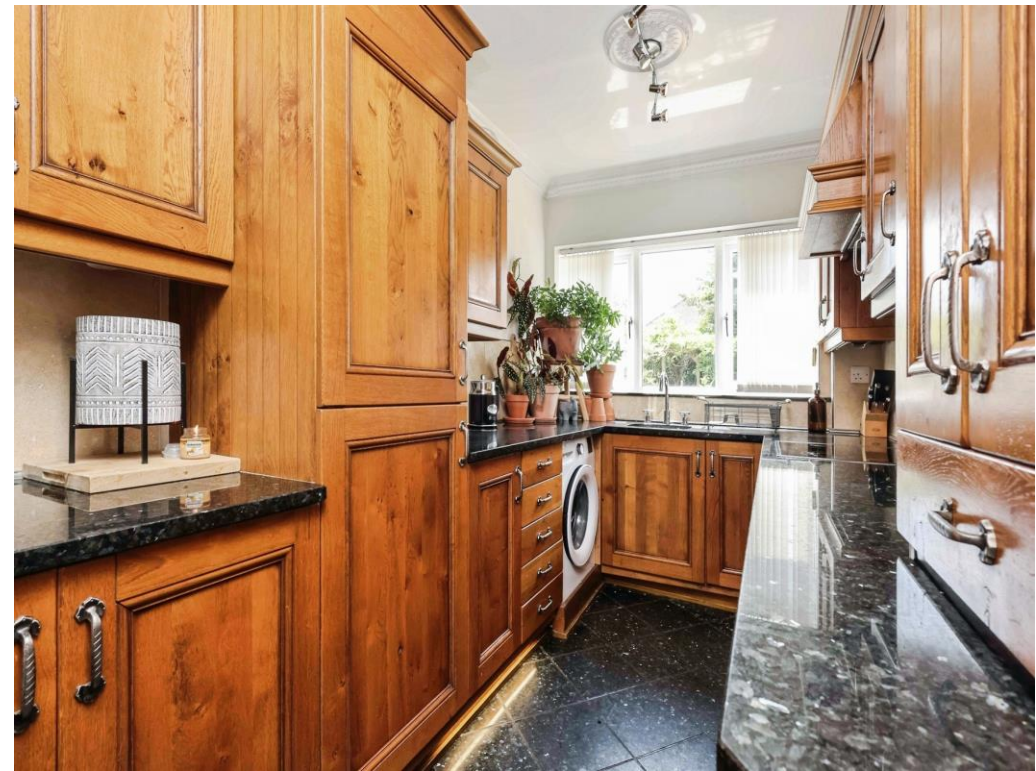
Double glazed window to rear elevation, W.C, wash hand basin with storage, freestanding bath, vertical central heating radiator, extractor, spotlights, shaver point, tiling to walls and tiled flooring.

Front Garden

Block paved driveway providing off road parking and outdoor electric sockets.

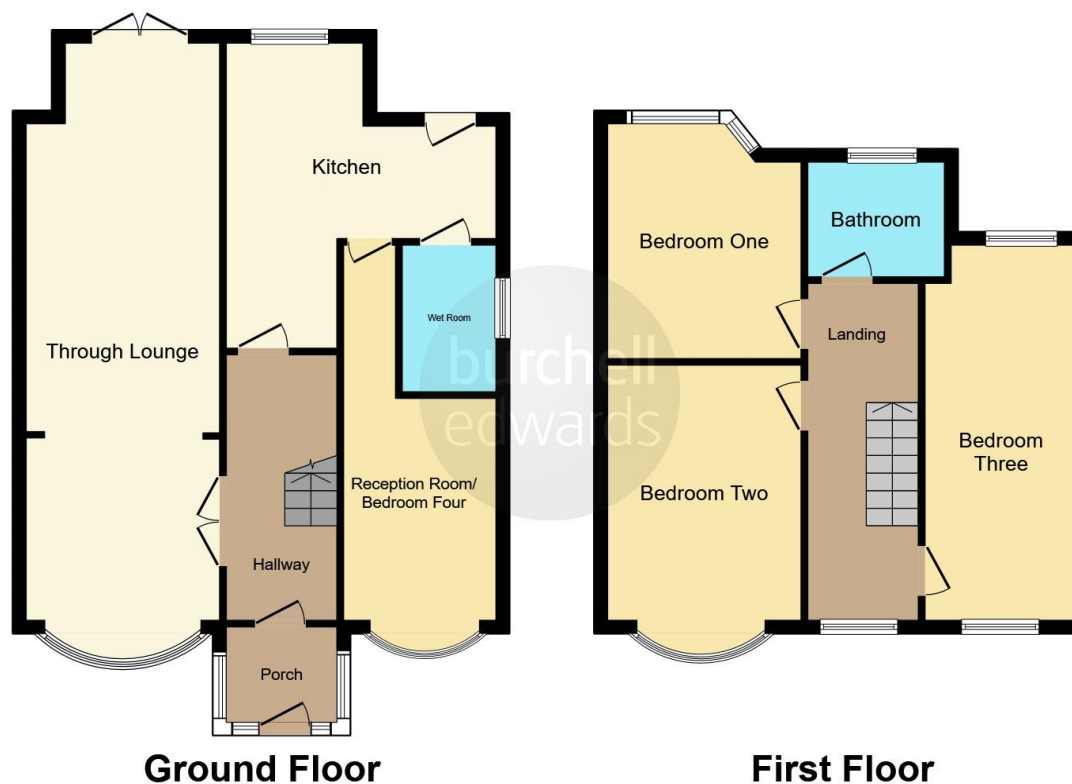
Rear Garden

Block paved patio, gated side access to frontage, trees, shrubs, planters, outside tap, outdoor electric sockets, storage shed with power and fencing to boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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