



Elmfield Road, BIRMINGHAM





Property Description

Burchell Edwards are delighted to present this immaculate semi-detached family home. This four bedroom property has been finished to the highest of standards throughout and is ready to move straight into and enjoy.

As you move through the house, the more you appreciate the quality of finish and the space on offer for the whole family. Along the ground floor you have a spacious through lounge which lets in plenty of light through the front bay window and rear doors which also give access to the recently landscaped garden. As you continue on the ground floor, you go through an extended, modern high gloss kitchen which offers plenty of entertaining space especially as it is open plan with the dining room which was once the garage.

Upstairs, the property boast four sizable bedrooms which are all double rooms. You also benefit from the modernised family bathroom.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout making sure you really feel at home.

The location suits the modern day family, offering plenty of access to local amenities, public transport links such as the M42 & M6 and sought after school catchments.

Entrance Hallway

Door to front elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

Lounge

25' 3" into bay x 10' (7.70m into bay x 3.05m)
Double glazed bay window to front elevation, double glazed bay window to rear elevation, two central heating radiators and laminate flooring.

Dining Room

12' 2" x 9' 6" max (3.71m x 2.90m max)
Double glazed window to front elevation, laminate flooring, fitted wardrobes, two central heating radiators and space for washing machine.

Kitchen

11' max x 15' 11" (3.35m max x 4.85m)
Two double glazed windows to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, spotlights, laminate flooring, integrated washing machine.

Landing

Loft access via hatch and carpet.

Bedroom One

12' 8" into bay x 9' 11" (3.86m into bay x 3.02m)
Double glazed bay window to rear elevation,
central heating radiator and carpet.

Bedroom Two

12' 4" x 9' 11" (3.76m x 3.02m)
Double glazed bay window to front elevation,
central heating radiator and laminate flooring.

Bedroom Three

17' 8" max x 6' 8" (5.38m max x 2.03m)
Double glazed window to front elevation and
laminate flooring.

Bedroom Four

6' 7" x 12' 8" (2.01m x 3.86m)
Two double glazed windows to rear elevation,
central heating radiator and laminate flooring.

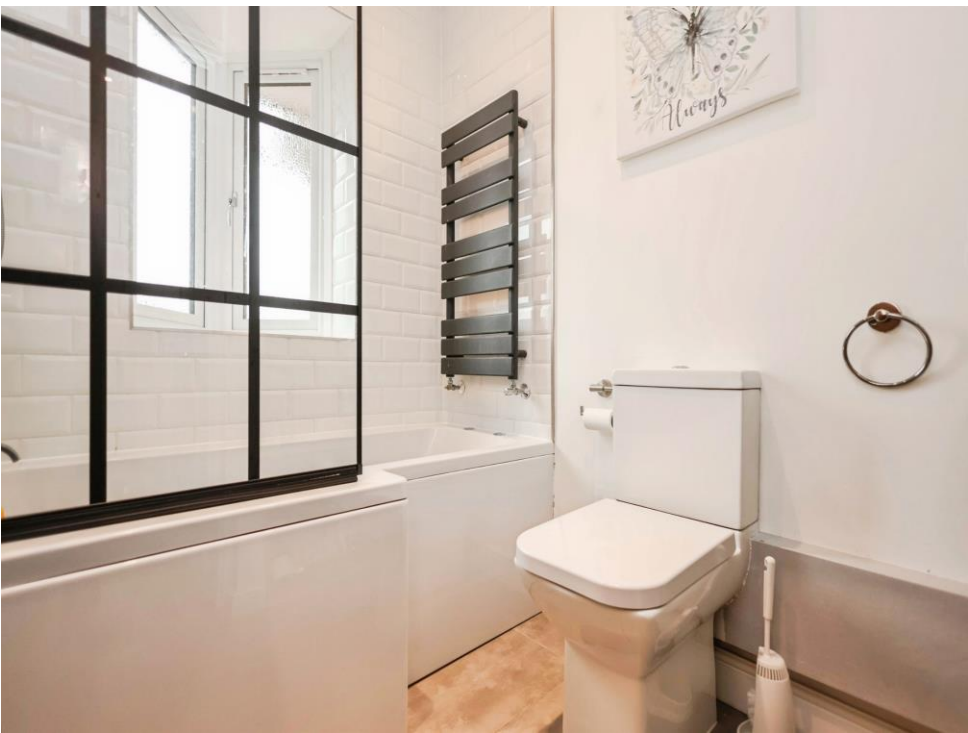
Bathroom

Double glazed window to front elevation,
wash hand basin with vanity unit, W.C, wash
hand basin, p shaped bath with shower over,
tiled flooring, tiling to splash prone areas,
spotlights.

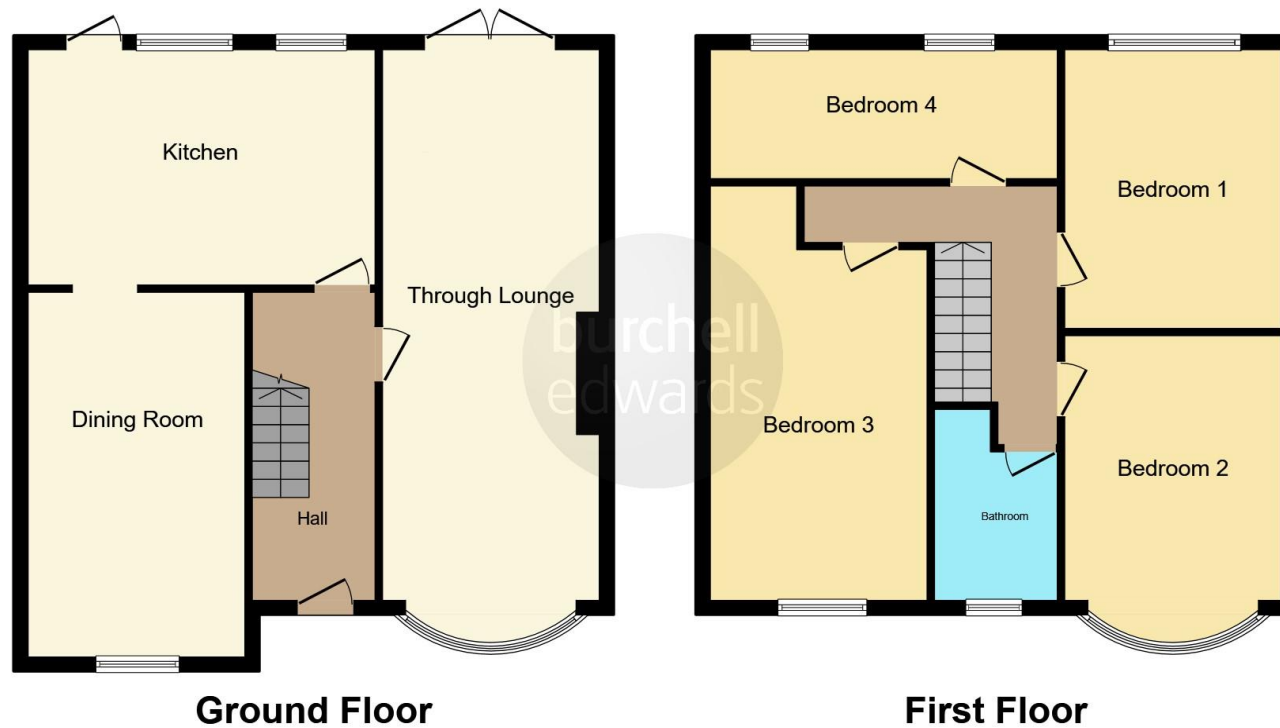
Rear Garden

Two paved patio areas, laid to lawn and
outside tap.









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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T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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