



Elder Way, Birmingham





Property Description

Situated at the end of a quiet cul-de-sac, this three-bedroom semi-detached family home offers generous living space, practical features, and the rare advantage of an additional strip of land to the rear, stretching towards Hillaries Road alongside the railway line. While the property would benefit from further modernisation, it presents an excellent opportunity for buyers seeking a home to personalise in a well-connected location.

Internally, the property features a through lounge/diner, separate kitchen, and a first floor bathroom with separate WC. All three bedrooms are of good size, and the layout provides scope for further reconfiguration if desired. Additional benefits include gas central heating, double glazing, and an integral garage with a driveway to the front, offering both storage and off-road parking.

Externally, the property includes a private rear garden, and the additional parcel of land beyond the garden boundary enhances long-term potential-whether for extended outdoor use or speculative investment (subject to planning permissions).

Lounge

16' 9" into max x 15' 9" into max (5.11m into max x 4.80m into max)

Kitchen

10' 11" x 7' 1" (3.33m x 2.16m)

Bedroom One

15' 9" x 8' 11" (4.80m x 2.72m)

Bedroom Two

10' 1" x 7' 6" (3.07m x 2.29m)

Bedroom Three

13' 4" x 7' 11" (4.06m x 2.41m)

Bathroom

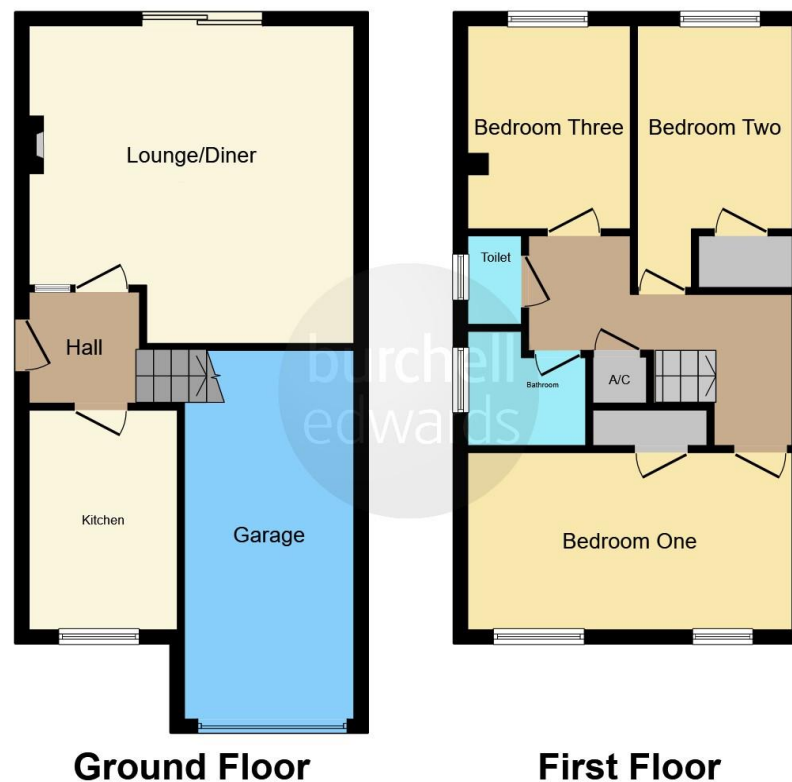
Integral Garage

17' 11" x 8' 3" (5.46m x 2.51m)









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: B

Tenure: Freehold

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