



Elmcroft Road, Birmingham

burchell
edwards



Property Description

FOUR BEDROOMS!! This FOUR bedroom EXTENDED semi detached is a fantastic FAMILY HOME with loads of living space as well as a DOUBLE GARAGE to the rear! LARGE EXTENDED KITCHEN this property really does have it all and is just ready for you to put your own mark oin it! OPEN HOUSE CALL TO BOOK!

Approach

Block paved driveway providing off road parking.

Entrance Porch

Double glazed sliding doors to front elevation, double glazed windows to side and front elevations and single glazed door into:

Entrance Hallway

Stairs leading to first floor accommodation, under stairs storage, wood effect laminate flooring, central heating radiator and doors off to:

W.C

2' 3" x 11' 6" (0.69m x 3.51m)
Double glazed window to front elevation, W.C, wash hand basin, wood effect laminate flooring and tiling to splash prone areas.

Front Reception Room

12' 10" into bay x 9' 10" (3.91m into bay x 3.00m)
Double glazed bay window to front elevation and central heating radiator.

Kitchen

17' 4" x 21' 7" (5.28m x 6.58m)
L shaped room. Double glazed window and double doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker with glass splashback, space and connections for washing machine, central heating radiator, tiled flooring and open archway into:

Sitting Area

9' 9" x 13' (2.97m x 3.96m)
Central heating radiator, gas fire with surround and mantle over and wood effect laminate flooring.

Rear Garden

Decking area leading to laid lawn, fencing to all boundaries, raised plant beds and double glazed double door opening into garage at rear of garden.

Garage

20' 5" x 17' 2" (6.22m x 5.23m)
Double glazed double doors, double glazed windows and door giving access to service road, power and lighting.

Landing

Double glazed window to side elevation and doors off to:

Bathroom

5' 5" x 9' 7" (1.65m x 2.92m)
Double glazed window to rear elevation, white bathroom suite comprising of panelled bath with shower over, washhand basin, W.C, shower cubicle, floor to ceiling tiles and central heating radiator.

Bedroom Two

13' 1" x 9' 9" (3.99m x 2.97m)
Double glazed window to rear elevation and central heating radiator.

Bedroom One

13' 5" into bay x 9' 9" (4.09m into bay x 2.97m)
Double glazed bay window to front elevation, central heating radiator and archway into:

Walk In Wardrobe

5' 4" x 7' 4" (1.63m x 2.24m)
Double glazed window to front elevation and central heating radiator.

Second Floor Landing

Doors off to:

Bedroom Three

7' 4" plus recess x 8' 9" (2.24m plus recess x 2.67m)
Double glazed window to rear elevation, wood effect laminate flooring, wall mounted electric heater and built in storage cupboards.

Bedroom Four

14' 5" x 7' 3" with restricted head height. (4.39m x 2.21m with restricted head height.)
Two velux double glazed windows to front elevation, built in storage into eaves and wood effect laminate flooring.









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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Awaiting Photograph

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EPC Rating: D

Tenure: Freehold

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