



Elmore Road, Birmingham

burchell
edwards

Elmore Road, Birmingham, B33 9PY

for sale guide price
£235,000



Property Description

This attractive home welcomes you into a bright entrance hallway leading through to the standout feature of the property — the large modern kitchen diner. Designed with contemporary living in mind, this spacious open-plan area offers sleek cabinetry, ample work surfaces, and plenty of room for dining and entertaining. It's a perfect space for family meals, hosting friends, or simply enjoying relaxed everyday living.

To the front of the home, the living room provides a warm and comfortable retreat. With tasteful décor and a peaceful ambience, it's an ideal space for unwinding after a busy day.

Upstairs, the property offers three well-proportioned bedrooms, each benefiting from good natural light and flexible use. Whether you need family bedrooms, a guest room, or a dedicated home office, the layout caters to a variety of lifestyles.

The rear of the property features a private garden offering a secure and secluded outdoor area perfect for children, pets, or alfresco dining. A wooden shed provides useful storage for tools, bikes, or gardening equipment, adding practicality to the space.

To the front, the home boasts a driveway for multiple cars — a rare and highly convenient feature in this area, ensuring easy parking for households with more than one vehicle or visiting guests.

Entrance Hallway

Tiled flooring and central heating radiator.

Lounge

15' 1" x 10' 5" (4.60m x 3.17m)

Double glazed bay window to front elevation, central heating radiator, electric fire, wood effect laminate flooring,

Kitchen

13' 8" max x 21' 5" max (4.17m max x 6.53m max)

Double glazed window to rear elevation, velux window, French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, five ring gas hob, extractor, fridge freezer, dishwasher, under counter fridge, under stairs storage. central island.

Lean-To

7' 9" max x 14' 8" (2.36m max x 4.47m)

Door to front elevation, access to rear, lighting and outside tap.

Ground Floor Bathroom

Double glazed window to rear elevation, vanity wash hand basin, W.C, corner bath with shower over and heated towel rail.

Landing

loft access via hatch and carpet.

Bedroom One

10' 6" x 10' 8" max (3.20m x 3.25m max)
Double glazed window to front elevation,
central heating radiator and carpet.

En-Suite

Double glazed window to side elevation, W.C,
corner wash hand basin, corner shower
cubicle, heated towel rail, spotlights and
extractor.

Bedroom Two

13' 11" x 7' 9" (4.24m x 2.36m)
Double glazed window to rear elevation and
wood effect flooring.

Bedroom Three

6' 10" x 7' 10" (2.08m x 2.39m)
Double glazed windows to rear and side
elevations, central heating radiator and over
stairs storage cupboard.

Front Garden

Dusk till dawn lighting, electric points and
driveway providing off road parking.

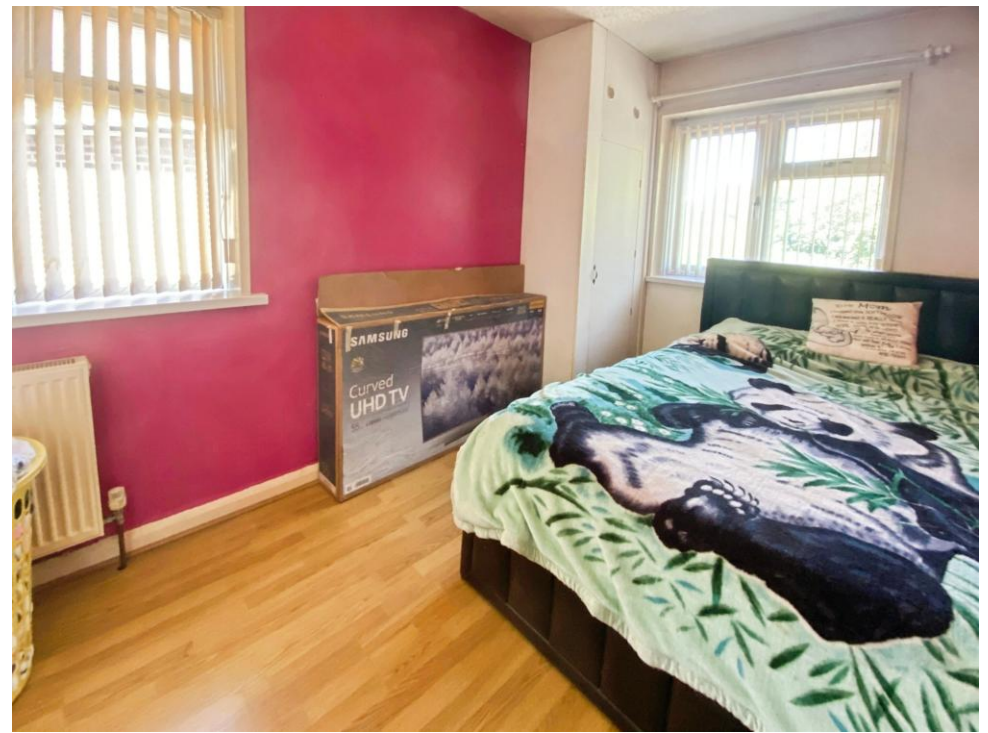
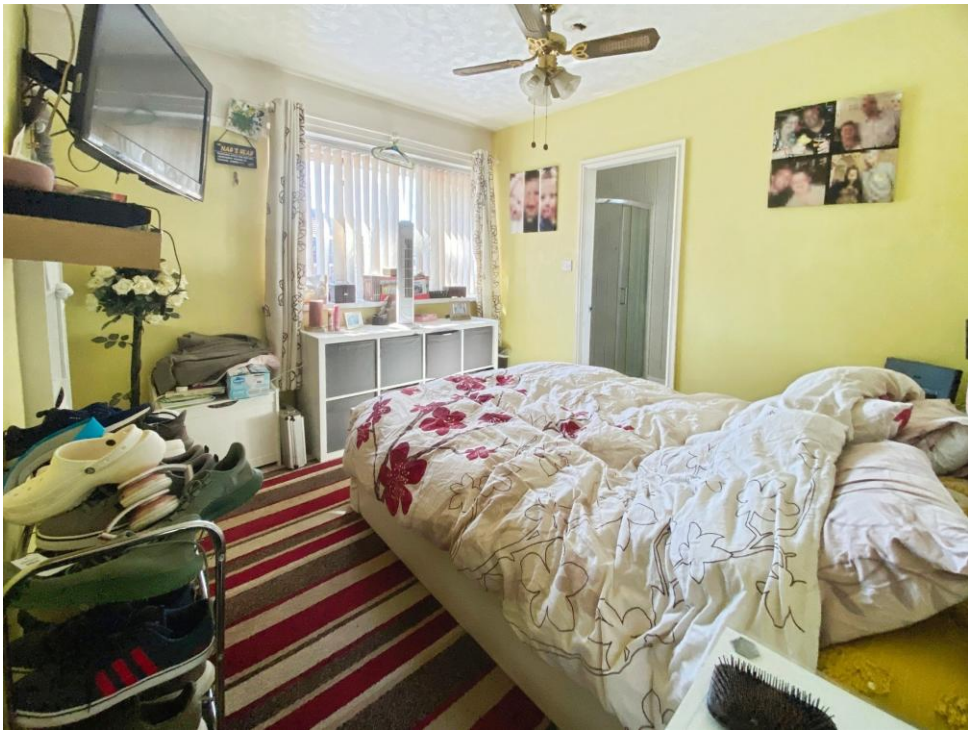
Rear Garden

Security lighting, wooden storage shed,
outside tap, patio seating area, electric point.

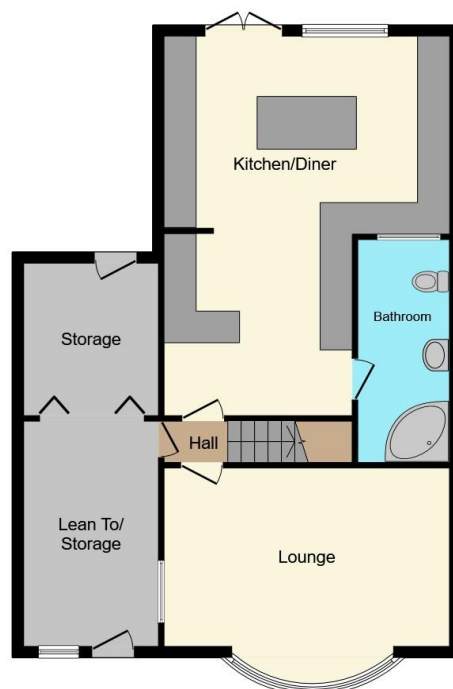
Agents Note

Please note that the AML fee covers the cost
of carrying out the required identity and anti-
money laundering checks. Once these checks
have been completed, the fee cannot be
refunded, even if the property purchase does
not go ahead.









Ground Floor



First Floor

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.propertybox.io



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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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