



Connells

Elmfield Avenue
BIRMINGHAM



Property Description

A well presented and refurbished two double bedroom traditional style semi detached home. Located in a popular location close to main road transport links, local amenities and Pye Hayes Park. The property is an excellent sized first time buyer or professional couple home. There is a double driveway to the front providing off road parking. The entrance door is located at the side of the property and gives access into a hallway. There is a family lounge to the front with walk-in bay window and to the rear there is an extended modern refitted dining/kitchen/family room with a ceiling lantern and central island. On the first floor landing is access to the two double bedrooms and a refitted family shower room. There is an excellent sized rear garden. Additional benefits include central heating and double glazing.

Entrance Hall

Having composite to the side giving access into the entrance hallway, stairs lead to the first floor landing and doors give access into the family lounge and the extended kitchen/living/family room.

Family Lounge

12' 2" x 12' 5" maximum inc the bay (3.71m x 3.78m maximum inc the bay)

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point and spotlights to ceiling.

Sitting Area

14' 10" x 13' 1" (4.52m x 3.99m)

Having underfloor heating, TV aerial point, tiled flooring, double glazed door gives access into the rear garden, spotlights to ceiling and double glazed window to the rear and the side.

Kitchen Area

13' 1" x 10' (3.99m x 3.05m)

The kitchen is a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, sink and drainer unit with mixer tap over, cupboards under, integrated induction hob, built-in electric oven with cooker hood and extractor fan, granite work surfaces and matching up stand, integrated washing machine, integrated dishwasher, built-in fridge/freezer, wall mounted central heating boiler concealed behind wall unit, central island with seating overhang, underfloor heating and floor tiling.

First Floor Landing

Having wall mounted designer radiator, spotlights, doors off to the two bedrooms and the refitted bathroom.

Bedroom 1

12' 2" x 10' 3" (3.71m x 3.12m)

Having double glazed window to the front and wall mounted designer radiator.

Bedroom 2

12' 2" x 8' 9" (3.71m x 2.67m)

Having double glazed window to the rear and wall mounted radiator.

Refitted Family Shower Room

Having shower cubicle with shower over, low level flush WC, wall mounted wash hand basin and frosted double glazed window to the side

Outside

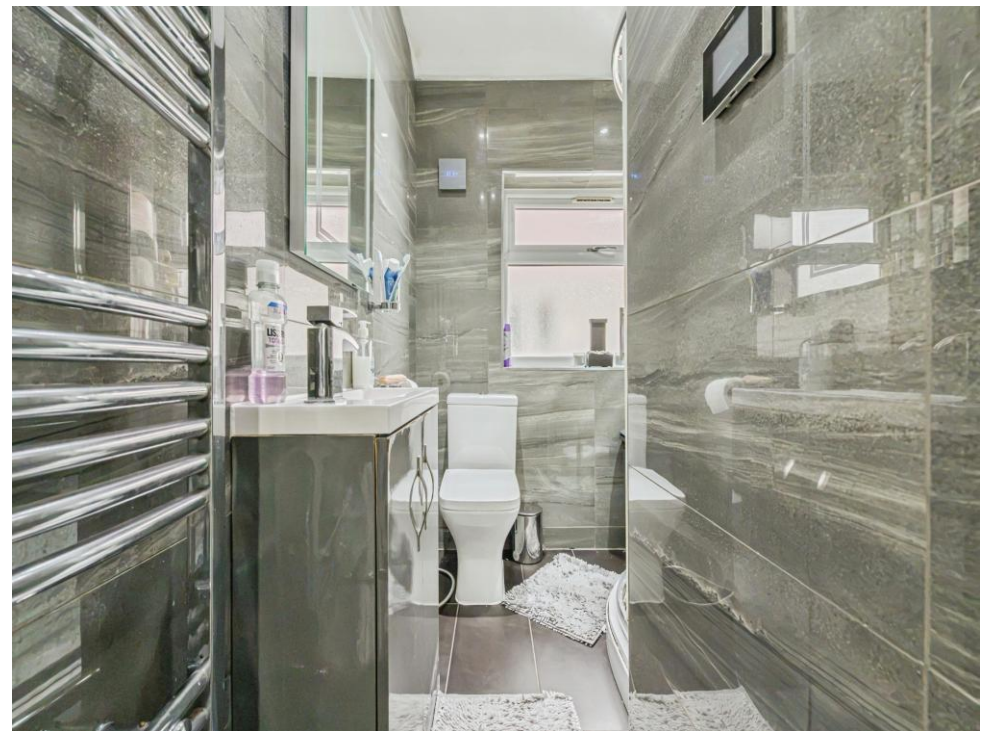
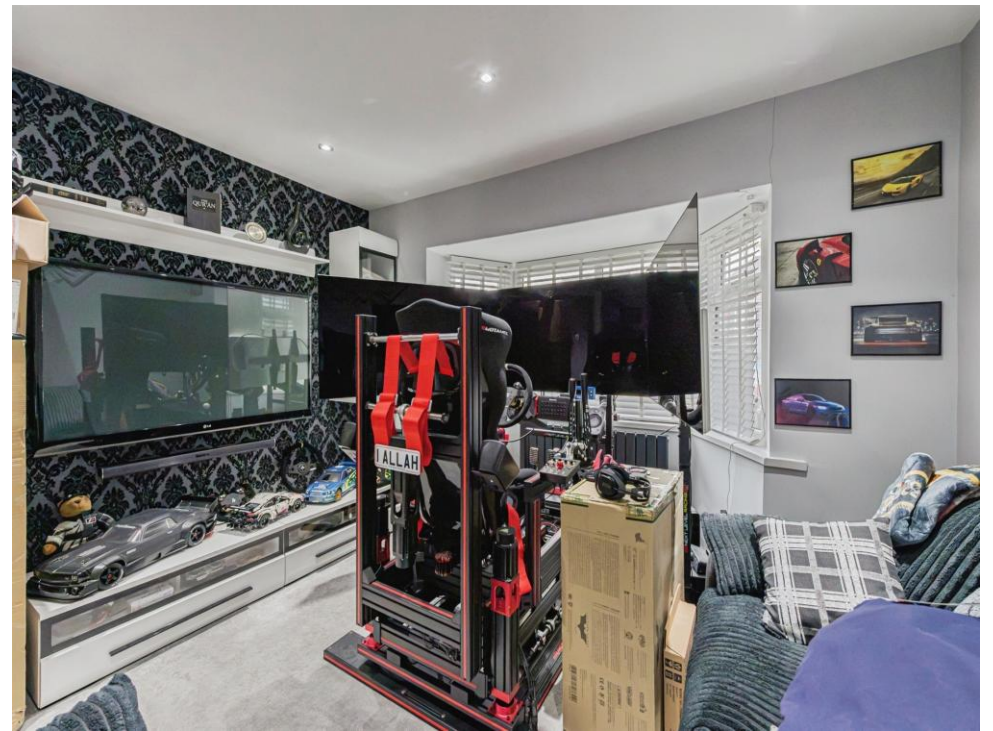
Front

Having double driveway providing ample off road parking and access to the property.

Rear Garden

Being an excellent sized rear garden, having patio area, garden laid to lawn, fencing to perimeter, various plants, shrubs and trees.









Total floor area 77.8 m² (838 sq.ft.) approx

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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4/6 High Street
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EPC Rating: G Council Tax
 Band: B

Tenure: Freehold

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