

**SUPERBLY IMPROVED AND MODERNISED TWO BEDROOM TERRACE  
WITH EXTENDED OPEN PLAN GROUND FLOOR IN THE HEART OF  
STIRCHLEY - VIEWING ESSENTIAL**



**7 ELM TREE ROAD  
STIRCHLEY  
BIRMINGHAM  
B30 2BN**

- Attractive two bedroom terrace with fabulous open plan ground floor
- Extended open plan living area incorporating kitchen with island
- Two bedrooms
- Contemporary first floor bathroom
- South facing garden

**Offers Around £265,000**

Conveniently located off Stirchley High Street traditional two double bedroom mid terrace property that would make an ideal first time or investment purchase. In addition to the superb improvements made by the current owner we understand there is planning permission for a loft conversion.

### THE ACCOMMODATION COMPRISES

**APPROACH** The property is approached via a shallow walled fore garden with slabs and stone chippings leading to a composite front entrance door.

**FABULOUS OPEN PLAN LIVING ROOM** (overall 33' 6" x 12' 3") split into 3 sections with the kitchen area in the centre and living spaces at each end making a superb living and entertaining area. Double glazed bay window to the front and full width sliding patio doors at the rear opening to and overlooking the private south facing garden space. The tiled floor throughout has underfloor heating and the space has been designed for a contemporary open plan feel in a traditional terrace home.

The central kitchen area incorporates a long island unit with inset 'Bosch' induction hob set on slim profile, square edged marble style worktop forming the hub of the kitchen ideal for preparation and casual dining. To the sides are fitted base units with matching work tops and white gloss fascias with wall cupboards on one side with light wood doors for contrast. Inset sink with integrated worktop drainer, integrated dishwasher and spaces for fridge/ freezer, washing machine and dryer. The sitting area to the rear has a rooflight in addition to the patio doors for natural light.



Stairs to the first floor.

**FIRST FLOOR LANDING** with access hatch to the part boarded loft space with wooden pull down ladder, doors leading off to;





**BEDROOM ONE 11'6" x 12'4" max** into alcove double glazed window to front elevation and modern designer central heating radiator.

**BEDROOM TWO 9' 4" x 5' 11"** double glazed window to the rear, built in wardrobe, and wall mounted 'Ideal' gas fired central heating boiler.



**MODERN BATHROOM** newly fitted with a white suite of panel bath with full height tiling, thermostatic mixer shower, fitted shower screen, wash basin set on a wall mounted vanity unit, low level WC, black ladder style heater, extractor fan and inset ceiling spotlighting.

**PRIVATE REAR GARDEN** a lovely south facing garden ideal for entertaining with paved patio area and path, cotswold chippings, fence to the boundaries, garden shed and rear gated access.



## GENERAL INFORMATION

<b>TENURE</b>	We are informed the property is Freehold.
<b>VIEWING</b>	By prior appointment with Oakton Estates on 0121 459 9641
<b>EPC Rating</b>	<b>C71</b>
<b>Council Tax</b>	Band 'A' (Birmingham)



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.