



- Two double bedrooms
- Large family room
- Ground floor shower room
- Attractive lounge with fireplace
- Open plan family/day room
- Comprehensively fitted breakfast kitchen
- Rear passageway/laundry area
- Mature rear garden
- Well presented with period features



**ELMS ROAD, SUTTON COLDFIELD, B72 1JE - OFFERS OVER £330,000**

This delightful, exceptionally well presented and much improved, deceptively spacious end-townhouse, is set in a prime, central and sought after location, just a short stroll from the heart of Sutton Coldfield town centre. Excellent public transport links are available within the area, including access to the Cross City rail line, as is well regarded schooling. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its host of feature and improvements we highly recommend an internal inspection. Retaining great charm, style and character, the property briefly comprises enclosed porch, reception hall, attractive lounge with fireplace, open plan family/day room to a comprehensively fitted breakfast kitchen having central island unit, rear passageway combining laundry area and ground floor shower room/guests wc. To the first floor there are two double bedrooms, together with a large family bathroom. The property has a generous, mature rear garden and rear vehicular right of way accessing the property's large garage. Council tax band C

Set back from the roadway behind fore garden enclosed by a dwarf wall and having side hedge, access is gained to the property via:

**FULLY ENCLOSED PORCH:** Wood laminate flooring, door to:

**RECEPTION HALL:** Radiator, wood laminate flooring, stairs off.

**ATTRACTIVE LOUNGE:** 13'4" max / 11'3" min x 11'5" max / 10'2" min Pvc double glazed square bay window to front with coloured glass insets, log effect electric fire set into a Louis style fireplace with matching hearth and mantle, two side recesses having shelving and double base units, period style radiator, wood laminate flooring.

**FAMILY/DAY ROOM:** 11'9" max / 10'6" min x 11'7" (approximate as open plan) Radiator with cover, wood laminate flooring, opening to:

**FITTED BREAKFAST KITCHEN:** 15'1" max / 10'3" min (approximate being open plan) x 14'9" Pvc double glazed window to side with further pvc double glazed double French doors to rear, wide central island unit providing three/four space breakfast area, having inset one and a half bowl enamel sink unit with base units beneath, further matching units fitted to both base and wall level including drawers, marble style work surfaces with upstands, stainless steel integrated oven having hob above, in turn with extractor canopy over, recesses for dishwasher and fridge/freezer, wood laminate flooring.

**SIDE PASSAGEWAY/LAUNDRY AREA:** Part pvc double glazed door to side, plumbing and space for washing machine.

**GROUND FLOOR SHOWER ROOM/GUESTS WC:** Pvc double glazed obscure window to side, matching white suite comprising shower cubicle, wash hand basin, low flushing wc, complementary tiling, ladder style radiator.

**STAIRS TO LANDING:** Radiator, storage cupboard.

**BEDROOM ONE:** 15' max / 13'10" min x 11'1" Two pvc double glazed windows to front having fitted shutters, radiator, two double wardrobes.

**BEDROOM TWO:** 12'5" x 9'1" max / 7'10" min Pvc double glazed window to rear, radiator.

**LARGE BATHROOM:** 12' x 7'1" Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low flushing wc, radiator, wood laminate flooring.

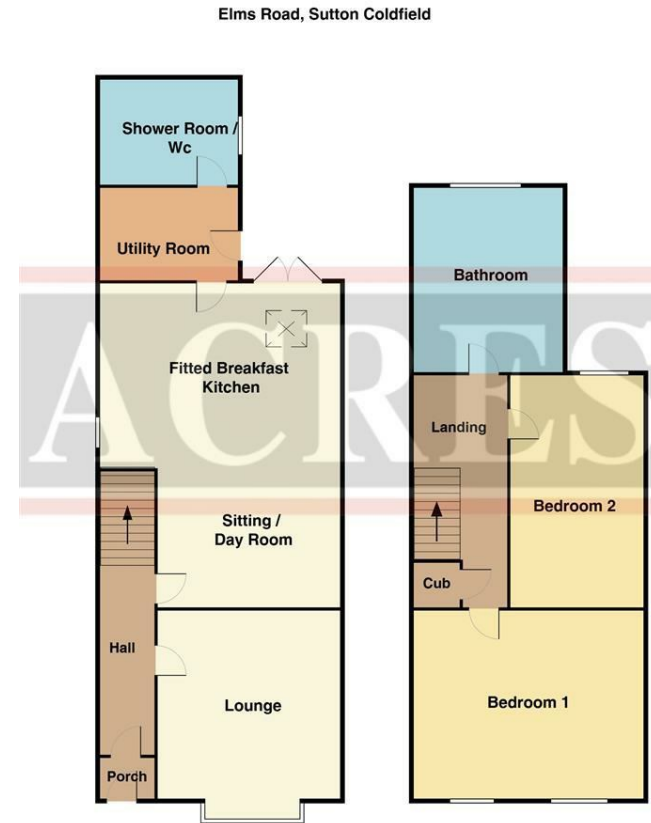
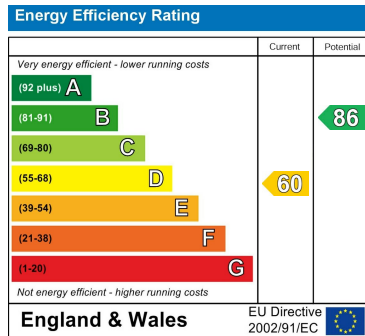
**OUTSIDE:** Patio area to a generous lawned rear garden having shrubs and bushes, pathway providing access to a rear gate opening to a rear vehicular right of way.



**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

