



Elford Road, Birmingham B17 0SG

welcome to

Elford Road, Birmingham

*** WEALTH OF POTENTIAL *** 4 - BEDROOM EXTENDED SEMI - DETACHED HOME *** SOUGHT AFTER HARBORNE LOCATION *** CLOSE TO AMENITIES *** WALKING DISTANCE TO QE HOSPITAL *** GENEROUS LIVING SPACE *** BEAUTIFUL REAR GARDEN *** DRIVEWAY AND GARAGE ***

Auctioneer's Comments

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Agent Note

This property is council tax band D.

Entrance Hallway

Central heating radiator, under-stairs storage.

Lounge

15' 1" x 10' (4.60m x 3.05m)

Double glazed sliding door to rear, central heating radiator, electric fireplace.

Dining Room

14' x 10' (4.27m x 3.05m)

Double glazed bay window to front, central heating radiator.

Kitchen

8' x 8' (2.44m x 2.44m)

Double glazed window to rear, range of wall & base units with worktops over, stainless steel sink & drainer with mini sink, space for cooker.

Bedroom 1

14' 1" x 9' (4.29m x 2.74m)

Double glazed bay window to front, central heating radiator, built in wardrobes.

Bedroom 2

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, electric radiator, built in storage.

Bedroom 3/Study

6' x 6' (1.83m x 1.83m)

Double glazed window to front, electric radiator.

Bedroom 4

14' plus recess. x 7' (4.27m plus recess. x 2.13m)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed frosted window to rear, radiator. Worcester Bosch Boiler, low level flush w/c, wash hand basin with hot & cold taps, electric shower.



**Rear Garden**

Beautifully presented, good size, lawn, mature trees, patio, pond.

Outbuilding

Single car garage & lean to.

Parking

Driveway & garage.



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Elford Road, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Wealth of potential
- Four - bedroom home

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£250,000



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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Property Ref:
HBN111998 - 0011

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