



**Elm Farm Avenue, Birmingham B37 7AA**

**welcome to**

**Elm Farm Avenue, Birmingham**

**\*\*MODERN EXTENDED DETACHED PROPERTY\*\*DOWNSTAIRS WC\*\*LOUNGE\*\*OPEN PLAN DINING KITCHEN\*\*SEPARATE UTILITY\*\*THREE BEDROOMS\*\*FAMILY BATHROOM\*\*DRIVEWAY AND GARAGE\*\*REAR GARDEN\*\*CUL DE SAC LOCATION\*\*NO CHAIN\*\***



## Entrance Hall

Two double-glazed windows to the side, radiator, ceiling light point, coving and stairs to first floor.

## Cloakroom

Double-glazed window to side, heated towel rail, low level w.c., vanity sink and half height tiling and tiled floor.

## Lounge

Double-glazed bow window to front, radiator, ceiling light point, coving, feature fireplace and laminated flooring.

## Kitchen

Double-glazed window to rear, two double-glazed sliding doors to rear, radiator, spotlights, cupboards, drawers and base units, roll top work tops, one and half bowl stainless steel sink and drainer, stainless steel hob and cooker hood, stainless steel double oven, dishwasher, fridge, laminate flooring and door to utility.

## Utility Room

Double-glazed window to rear, double-glazed door to garden, cupboards, drawers and base units, roll top work surface, stainless steel sink and drainer, tiled floor, plumbing for washing machine, door to garage.

## Landing

Double-glazed window to side, ceiling light point, coving, loft access and built in cupboard.

## Bedroom One

Double-glazed window to rear, radiator, ceiling light point, laminate flooring, fitted wardrobes, dressing table and bedside cabinets.

## Bedroom Two

Double-glazed window to front, radiator, ceiling light point, coving and laminate flooring.

## Bedroom Three

Double-glazed window to front, radiator, ceiling light point, coving and laminate flooring.

## Bathroom

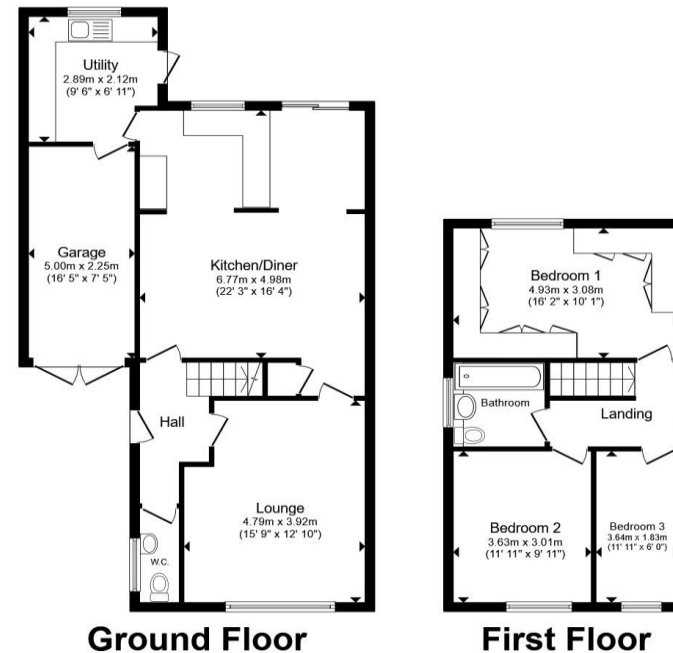
Double-glazed window to side, heated towel rail, p shaped bath with shower over, low level w.c., vanity sink unit, wall cupboards and tiled walls and flooring.

## Garage

Metal double doors to front, two ceiling light points, power point and fitted cupboards

## Rear Garden

Mainly paved rear garden, small lawn, shrubs, shed enclosed by fencing and side gate for access.



Total floor area 123.0 m<sup>2</sup> (1,324 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](http://www.propertybox.io)

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## Elm Farm Avenue, Birmingham

- EXTENDED DETACHED PROPERTY
- NO CHAIN
- THREE BEDROOMS
- OPEN PLAN LIVING KITCHEN DINER
- SEPARATE UTILITY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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