



Connells

Elmbank Grove
Birmingham



Property Description

This well-presented detached residence offers spacious and versatile accommodation, ideal for growing families.

Set behind a block-paved driveway with gated side access, the property welcomes you through a bright porch into a generous reception hallway with under-stair storage.

The ground floor comprises a flexible fourth bedroom (ideal as a home office), a modern guest shower room/WC, and a spacious through lounge with French doors opening into the extended open-plan kitchen diner. The kitchen is fitted with a range of wall and base units, ample worktop space, skylights for added natural light, and sliding patio doors leading out to the rear garden - creating the perfect setting for entertaining and family gatherings.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom featuring both a bath and separate shower cubicle. The landing also provides loft access via a pull-down ladder.

The rear garden is enclosed and enjoys a patio area, greenhouse, and established planting beds - ideal for keen gardeners.

Further benefits include gas central heating, double glazing throughout, off-road parking, and a driveway.

A fantastic opportunity to acquire a spacious

detached home in a desirable residential location.

Lounge

23' 4" x 11' 5" (7.11m x 3.48m)

Reception

13' 8" x 7' 10" (4.17m x 2.39m)

Kitchen/Dining Room

23' x 18' 8" (7.01m x 5.69m)

Bedroom 1

11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom 2

13' 7" x 11' 6" (4.14m x 3.51m)

Bedroom 3

11' 6" x 9' 2" (3.51m x 2.79m)

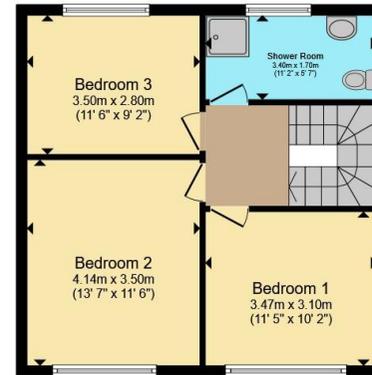
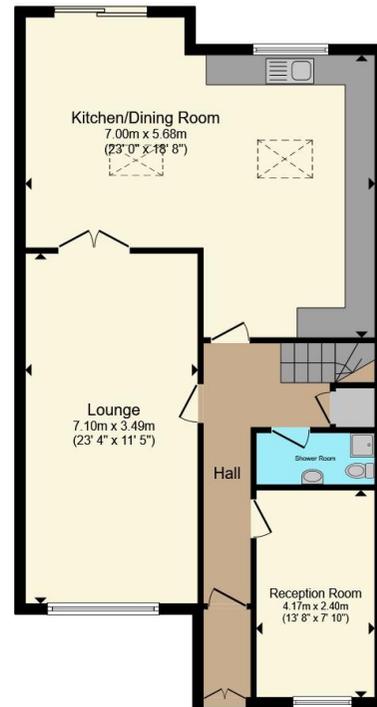
Bathroom

11' 2" x 5' 7" (3.40m x 1.70m)









Ground Floor

First Floor

Total floor area 136.6 m² (1,471 sq.ft.) approx

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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