



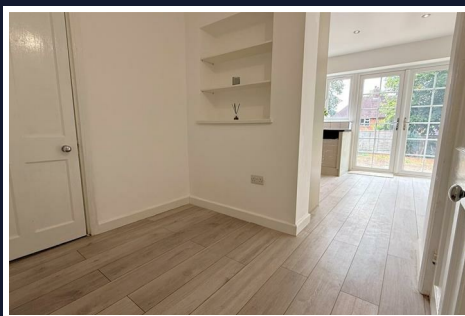
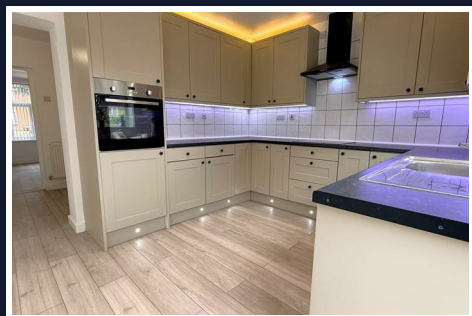
21 Elderfield Road

Kings Norton, Birmingham, B30 3PG

Offers In The Region Of £250,000



REFURBISHED & EXTENDED THREE BEDROOM END OF TERRACE HOME READY TO MOVE STRAIGHT INTO! This home has been completely refurbished and extended by the current owners, creating a beautifully presented three-bedroom end-of-terrace property that is ready to move straight into. Situated in a popular location close to a range of local amenities and excellent transport links, the property also offers convenient access to Kings Norton Green, Cotteridge and Stirchley. The accommodation briefly comprises a front garden with potential for a driveway, subject to the necessary permissions for a dropped kerb, an entrance lobby, spacious living room and study area providing access to the bathroom, separate WC and laundry area. To the rear, the impressive extension incorporates a newly fitted kitchen and dining area, with access to the rear garden. To the first floor are three well-proportioned bedrooms. The property further benefits from majority double glazing, central heating with a refitted boiler and is offered for sale with no upward chain. EPC Rating C. Viewings are highly recommended and can be arranged through our Kings Norton office.



Approach

The property is approached via a partially gravelled fore garden with a lawned area, currently being reseeded, which offers potential for off-road parking for two vehicles, subject to the necessary dropped kerb and relevant planning permissions. A paved pathway leads to the rear access gate and front entrance door, which opens into:

Inner Lobby Area

With stairs giving rise to the first floor accommodation, ceiling light point, central heating radiator, laminate flooring and door opening into:

Living Room

12'9" max x 13'6" max (3.902 max x 4.130 max)

With continued laminate flooring, double glazed window to the front aspect, central heating radiator, ceiling light point, door opening into useful under stairs storage cupboard and door opening into:

Study Area

6'3" x 7'7" (1.921 x 2.317)

With continued laminate flooring, central heating radiator, ceiling light point, decorative shelving area and ideal for a desk to make a home office area/study area and doors opening into:

Pantry/Laundry

With the gas central heating boiler, space facility for washing machine, work top area and shelving, ideal for storage.

Ground Floor WC

4'4" x 2'7" (1.341 x 0.810)

With tiled flooring, tiling to splash back areas, space saving washing hand basin with storage below, mirrored wall unit, obscured double glazed window to the side

aspect, wall mounted extractor fan, low level flush WC and central heating radiator.

Bathroom

6'4" x 4'9" (1.945 x 1.451)

From the study area further door opens into bathroom with tiled flooring, tiling to walls, bath with mains powered shower with rainfall attachment, wash hand basin in vanity unit with mixer tap over, wall mounted extractor fan, ceiling light point and heated towel rail.

Kitchen/Diner

14'7" x 9'11" (4.464 x 3.029)

From study area open archway into kitchen/ diner with continued laminate flooring and a newly fitted kitchen with a selection of wall and base units with feature unit lighting and work surfaces over incorporating integrated hob with in-built extractor over, integrated oven, stain less steel sink and drainer with mixer tap over, space facility for dishwasher, double glazed French doors with accompanying double glazed window gives views and access to the rear garden, central heating radiator, ceiling light point and light switch for rear garden lighting.

First Floor Accommodation

From lobby area stairs gives rise to the first floor landing with obscured double glazed window to the side aspect, loft access point, laminate flooring, ceiling light point and doors opening into:

Bedroom One

15'11" max x 12'10" min 9'2" max (4.859 max x 3.927 min 2.816 max)

With double glazed window to the front aspect, ceiling light point, laminate flooring, central heating radiator and over stairs storage cupboard.

Bedroom Two

8'2" x 10'8" (2.49m x 3.25m)

With double glazed window to the rear aspect, ceiling light point, laminate flooring and central heating radiator.

Bedroom Three

7'10" x 7'6" (2.388 x 2.299)

With double glazed window to the rear aspect, ceiling light point, laminate flooring and a central heating radiator.

Rear Garden

Being accessed from the French doors or the access gate leads to patio area with steps leading down to lawned area currently being reseeded and fencing to borders.

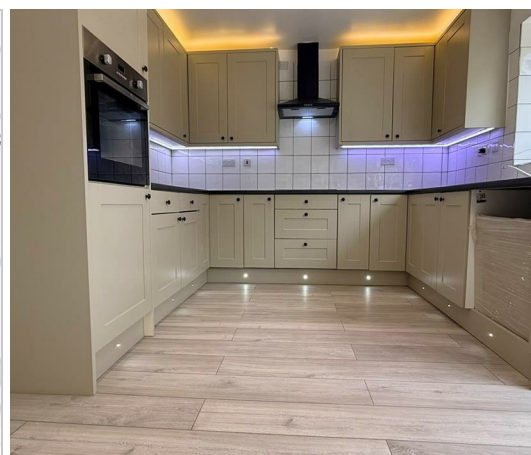
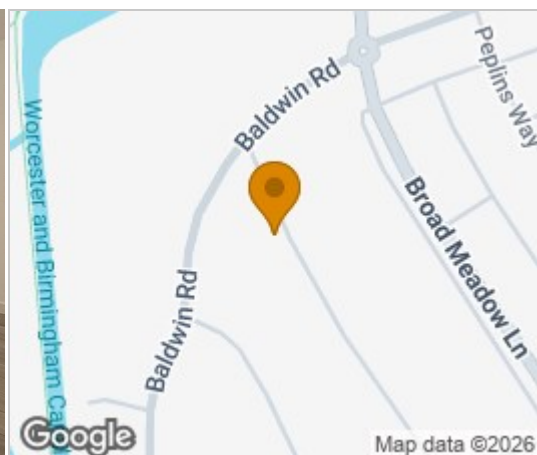
Tenure

We have been informed that the vendor is currently in the process of purchasing the Freehold of the property, and it is anticipated that the property will be Freehold upon completion. However, we have not inspected or verified the legal title or the arrangements relating to the purchase of the Freehold. All interested parties are advised to obtain confirmation of the tenure and any associated matters from their Solicitor or Surveyor prior to committing to the purchase.

Council Tax

According to the Direct Gov website the Council Tax Band for 21, Elderfield Road Kings Norton, Birmingham, West Midlands, B30 3PG is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





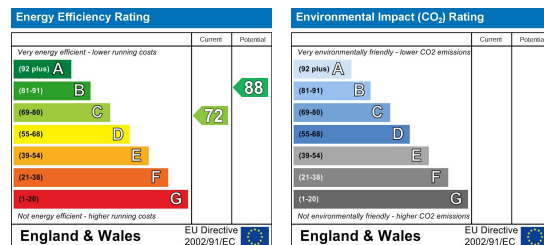
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN

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