



Elmstead Avenue, Birmingham

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## Property Description

This well-presented three-bedroom mid-terrace house offers modern living throughout and is ideal for families, first-time buyers, or investors alike. The property is in excellent condition, allowing the new owners to move straight in with minimal work required.

On the ground floor, the home features a bright and spacious living area, complemented by a contemporary fitted kitchen with ample storage and workspace. A convenient downstairs shower room adds practicality and flexibility for busy households.

Upstairs, there are three well-proportioned bedrooms, all tastefully decorated, along with a modern family bathroom finished to a high standard.

Externally, the property benefits from both front and rear gardens. The rear garden provides a private outdoor space, perfect for relaxing, entertaining, or family activities.

Offered with no upward chain, this property ensures a smooth and straightforward purchase process. Early viewing is highly recommended to fully appreciate the quality and convenience this home has to offer.

## Entrance Hallway

Double glazed door to front elevation and central heating radiator.

## Lounge

Double glazed windows to front and rear elevations and two central heating radiators.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, space and plumbing for washing machine and dishwasher, tiling to splash prone areas.



## Landing

Storage cupboard and all doors off.

## Bedroom One

Two double glazed windows to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

Double glazed window to front elevation, central heating radiator and storage cupboard.

## Bathroom

Double glazed window to rear elevation, wash hand basin, heated towel rail, spotlights and extractor fan.

## Shower Room

Walk in rainfall shower, W.C, wash hand basin, heated towel rail, extractor and tiling to walls.

## W.C

Double glazed window to rear elevation and W.C.

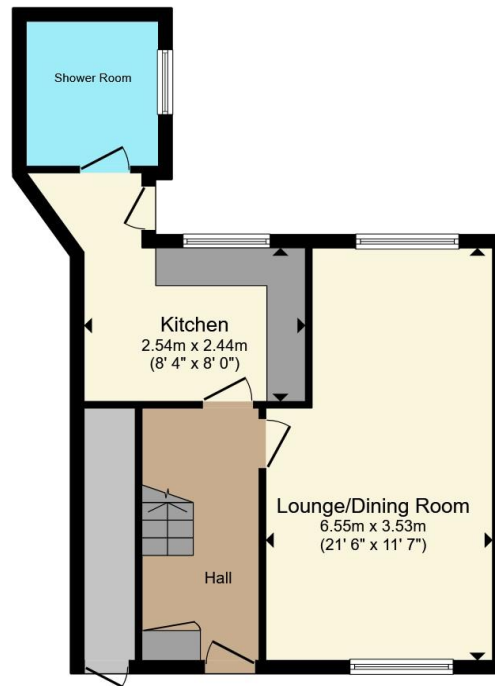
## Rear Garden

Slabbed patio, laid to lawn and outdoor storage.

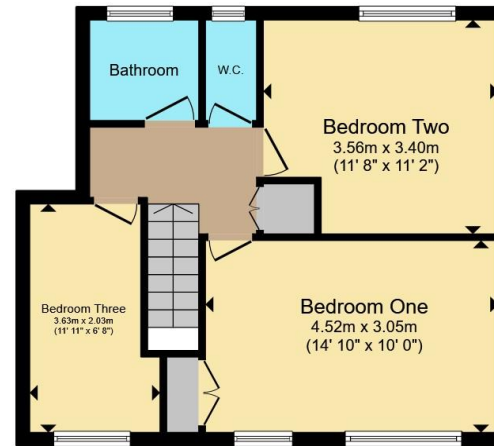








**Ground Floor**



**First Floor**

Total floor area 93.2 m<sup>2</sup> (1,003 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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