



Elmfield Avenue,
Birmingham, B24 0QB

Offers in the Region Of £270,000

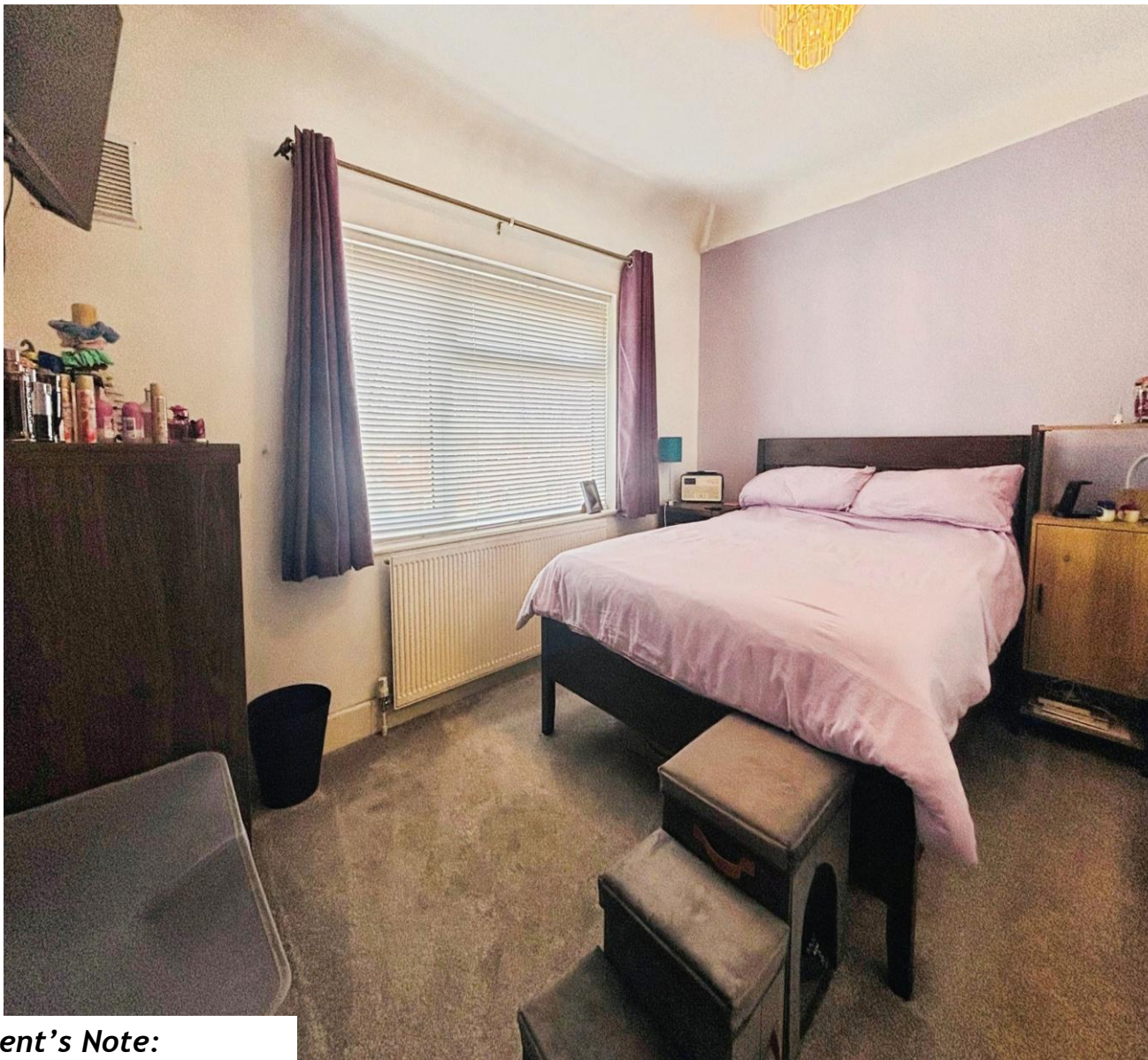
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It is a pleasure to offer for sale this wonderful extended property that is situated just off Eachelhurst Road close to Pype Hayes Park and many local amenities. The interiors include an entrance hall, lounge ideal for relaxing and an amazing extended dining kitchen perfect for entertaining or simply being with family and friends. To the first floor are two excellent double bedrooms and a family bathroom with a white suite. Outside is a fore garden offering parking and a superb rear garden that compliments this property perfectly. Viewing internally is essential to appreciate all that is on offer. Please call 0121 351 4000 to book your viewing

BUYERS: Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 6th March 2026

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Property Specification

A SUPERB LOCATION CLOSE TO MANY AMENITIES
INCLUDING A LARGE PARK
ENTRANCE HALL
FAMILY LOUNGE
WONDERFUL EXTENDED DINING KITCHEN
TWO DOUBLE BEDROOMS

Hallways

Living Room 12' 5" x 10' 5" (3.78m x 3.17m)

Kitchen/Diner 18' 3" x 15' 9" (5.56m x 4.80m)

Landing

Bedroom 1 12' 5" x 7' 5" (3.78m x 2.26m)

Bathroom 8' 0" x 7' 3" (2.44m x 2.21m)

Bedroom 2 10' 5" x 7' 5" (3.17m x 2.26m)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Restrictions:
Other Charges:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

