



**Elmtree Road, Sutton Coldfield - B74 3RZ**

Offers in Region of **£330,000**







## Elmtree Road

### Sutton Coldfield

The residence boasts a versatile layout, featuring two spacious and separate reception rooms that offer flexible living and entertaining spaces, ideal for both relaxation and hosting guests. The breakfast kitchen is a great space and provides ample room for family dining and every-day meal preparation.

Upstairs are four generously sized bedrooms offering comfortable accommodation for all members of the household, while a shower room with a separate W.C. adds convenience for busy mornings. The property benefits from an integral garage, side entry is accessible from both the front and rear.

The rear garden although requiring work is a great size (approx 35m x 9.9m) and ideal for any family to enjoy. With its sought-after location, spacious accommodation and potential for further personalisation, this semi detached house represents an ideal investment opportunity and an excellent choice for growing families. Early viewing is highly recommended to fully appreciate the quality and potential on offer in this attractive and conveniently situated home.











## FEATURES:

- An ideal opportunity to buy an extended semi detached property
- Four bedrooms
- Two spacious separate reception rooms
- Breakfast kitchen
- Shower room with separate W.C.
- Integral garage with front and rear enclosed side entry access
- Good sized rear garden
- Superbly positioned for excellent Primary and Secondary Schools
- Ideal investment opportunity and family home



## INTERESTED?

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25'7" x 2'11"  
(7.80m x 0.89m)

**Breakfast Kitchen**  
16'2" x 10'10"  
(4.93m x 3.30m)

**Lounge**  
14'3" x 11'5"  
(4.43m x 3.48m)

**Garage**  
15'11" x 8'1"  
(4.85m x 2.46m)

**Hallway**  
15'6" x 7'7"  
(4.72m x 2.31m)

**Ground Floor**  
Approximate Floor Area  
737 sq. ft  
(68.46 sq. m)

**Dining Room**  
13'10" x 11'6"  
(4.22m x 3.51m)

**Shower Room**  
7'8" x 5'9"  
(2.34m x 1.75m)

**WC**  
4'10" x 2'5"  
(1.47m x 0.74m)

**Bedroom**  
18'3" x 11'1"  
(5.56m x 3.38m)

**Bedroom**  
8'6" x 7'7"  
(2.59m x 2.31m)

**First Floor**  
Approximate Floor Area  
718 sq. ft  
(66.70 sq. m)

**Bedroom**  
11'11" x 11'5"  
(3.63m x 3.48m)

**Landing**  
9'5" x 7'8"  
(2.87m x 2.34m)

**Bedroom**  
12'0" x 11'5"  
(3.66m x 11.5m)

**Approx. Gross Internal Floor Area 1455 sq. ft / 135.16 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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