

# DRAKES

ESTATE AGENTS



## The Elms, Crabmill Lane, Birmingham, B38 0HB

Guide Price £600,000

- A 19th Century Cottage Set On A Beautiful 1/3 Of An Acre Plot
- Open Views To Front & Rear
- Four Bedrooms
- Open Plan Lounge & Dining Room With Inglenook Fireplace
- Study/Sitting Room
- Dual Aspect Breakfast Kitchen
- Spacious Family Bathroom & Guest WC
- South Facing Rear Garden
- Generous Off Road Parking & Detached Double Garage
- Outbuildings & Workshop



SCAN TO VIEW  
VIRTUAL TOUR

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- Open Plan Lounge & Dining Room - 9.53m x 4.88m (31'3" x 16'0")
- Dual Aspect Breakfast Kitchen - 4.88m x 3.28m (16'0" x 10'9")
- Walk-In Pantry/Store Room
- Guest WC to rear
- Dual Aspect Study/Sitting Room - 4.78m x 2.82m (15'8" x 9'3")
- Spacious Feature Landing to front
- Dual Aspect Bedroom One - 4.93m x 4.67m max (16'2" x 15'4")
- Dual Aspect Bedroom Two - 4.88m x 4.27m (16'0" x 14'0")
- Bedroom Three to rear - 3.2m x 2.34m (10'6" x 7'8")
- Bedroom Four to front - 3.35m x 1.5m (11'0" x 4'11")
- Family Bathroom to rear - 3.3m x 2.34m (10'10" x 7'8")
- 'Trimming' Room - 4.5m x 3.05m (14'9" x 10'0")
- 'Boiler' House - 6.71m x 3.12m (22'0" x 10'3")
- Detached Double Garage - 6.55m x 2.9m (21'6" x 20'0")
- Workshop

A charming 19th Century cottage set on a beautiful 1/3 of an acre plot with stunning views to front and rear, outbuildings and a wealth of character and charm. This spacious four bedroom cottage has an open plan lounge and dining room with feature double sided Inglenook fireplace and a steel spiral staircase, a breakfast kitchen, study/sitting room, guest WC, spacious family bathroom and is complimented by a detached double garage, workshop, two outbuildings and a South facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



COUNCIL TAX BAND: F  
 EPC Rating: F  
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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