

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

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

Current: 62 | D
 Potential: 82 | B

Walmley | 0121 313 1991



- WELL PRESENTED TWO BEDROOM SEMI-DETACHED
- POPULAR RESIDENTIAL LOCATION
- ENTRANCE PORCH & RECEPTION HALLWAY
- EXTENDED KITCHEN
- TWO RECEPTION ROOMS
- TWO GOOD SIZE BEDROOMS

Elmfield Avenue, Erdington, Birmingham, B24 0QB

£235,000



Property Description

SOUGHT AFTER RESIDENTIAL LOCATION. This well presented 2 bedroom semi-detached house occupies this sought after location with in easy access of amenities including local schools and shops with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and Motorway connections. The accommodation briefly comprises; entrance porch, reception hallway, two reception rooms, extended kitchen, landing, two good sized bedrooms and reappointed family bathroom. Outside to the front the property is set back from the road behind a block paved driveway and to the rear is a good sized enclosed rear garden. Early viewing of this property is recommended.

ENCLOSED PORCH Being approached via double glazed entrance door with opaque double glazed window to side.

RECEPTION HALLWAY Being approached via glazed reception door, with stairs off to first floor accommodation, radiator and doors off to lounge, dining room and kitchen.

LOUNGE 12' 8" into bay x 12' 5" (3.86m x 3.78m) Focal point of the room is a feature fireplace with surround and hearth fitted with a gas fire, coving to ceiling, radiator and walk in leaded double glazed bay window to front.

DINING ROOM 14' 9" into bay x 9' 5" (4.5m x 2.87m) Having fireplace with surround and hearth, coving to ceiling, space for dining table and chairs, useful built in under stairs storage cupboard and walk in double glazed bay window with double glazed door giving access out to rear garden.

EXTENDED FITTED KITCHEN 17' 5" x 5' 11" (5.31m x 1.8m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset circular sink unit with mixer tap and tiled splash back surrounds, space for cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas central heating boiler, double glazed windows to side and rear elevation, radiator and double glazed door with matching side screen giving access out to rear garden.

LANDING Being approached via staircase from reception hallway with doors off to bedrooms and bathroom and access to loft.



BEDROOM ONE 13' 4" into bay x 12' 5" (4.06m x 3.78m) With walk in double glazed leaded bay window to front and radiator.

BEDROOM TWO 10' 1" to wardrobe x 8' 10" (3.07m x 2.69m) Having built in wardrobe with mirrored sliding doors, radiator and double glazed window to rear.

FAMILY BATHROOM Having a white suite comprising; paneled bath with mains fed shower over, pedestal wash hand basin with chrome mixer tap, low flush WC, part tiling to walls, chrome ladder heated towel rail, extractor, downlighting and opaque double glazed window to side.

OUTSIDE To the front the property is set back behind a multi-vehicle block paved driveway with pathway giving access to rear. To the rear is a good sized south westly facing rear garden with decked seating area and pathway leading to neat lawned garden, a variety of shrubs and trees, fencing to perimeter, two timber frame garden sheds, external lighting and pathway with gated access to front.

Council Tax Band B - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

