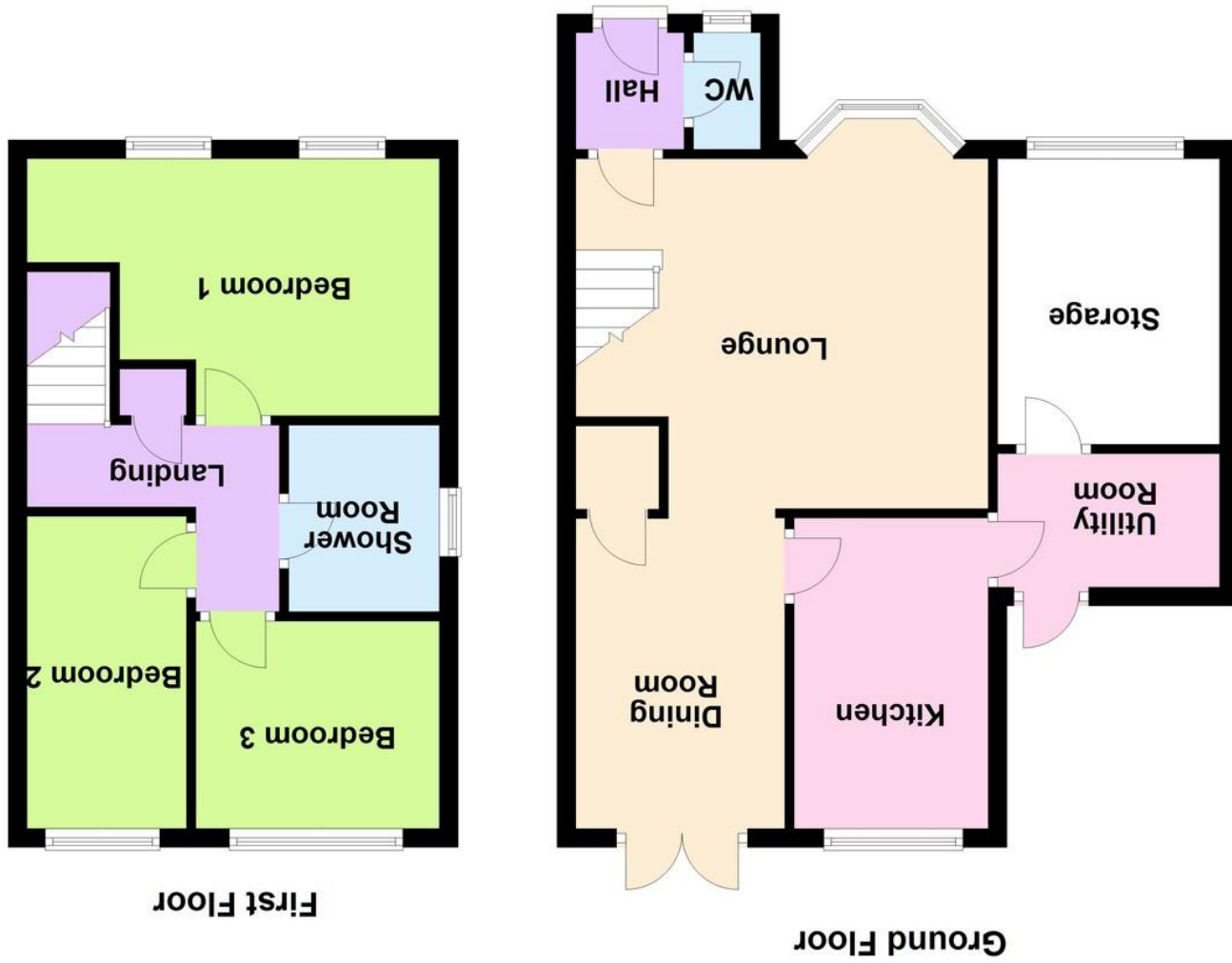
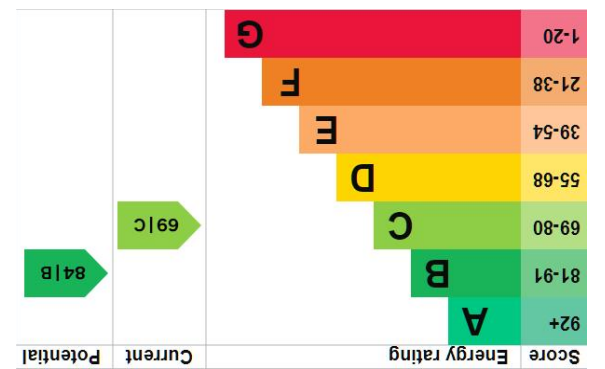


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 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.



Walmley | 0121 313 1991



- SUPERBLY PRESENTED 3 BEDROOM LINK DETACHED
- HALLWAY
- GUEST CLOAKROOM
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- MODERN REFITTED KITCHEN & UTILITY ROOM

Elmfield Avenue, Erdington, Birmingham, B24 0QF

Offers Over
 £245,000



Property Description

POPULAR RESIDENTIAL LOCATION. This superbly presented 3 bedroom link detached house occupies this popular residential location, being conveniently situated for amenities including local schools and shops, public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre and Birmingham City Centre and motorway connections. The accommodation in brief comprises; hallway, guest cloakroom, attractive lounge, dining room, modern refitted kitchen, utility room, landing, 3 bedrooms and reappointed shower room, outside to the front the property is set back behind a driveway and fore garden and to the rear is a neat enclosed private rear garden and there is a garage which has been partly converted. Early internal viewing of this property is recommended.

CANOPY PORCH

HALLWAY Being approached via composite double glazed reception door, radiator, door off to lounge and further door to guest cloakroom.

GUEST CLOAKROOM Having a suite comprising; wash hand basin with tiled splash back surrounds, low flush WC, radiator and double glazed window to front.

LOUNGE 14' 6" into bay x 14' 11" (4.42m x 4.55m) Having double glazed bay window to front, feature stone fireplace, coving to ceiling, radiator, spindled staircase off to first floor landing with useful under stairs storage and opening through to:-

DINING ROOM 10' 3" x 7' 4" (3.12m x 2.24m) Having useful built in under stairs storage cupboards, space for dining table and chairs, radiator, double glazed French doors giving access out to rear garden and further door to :-

KITCHEN 6' 9" x 10' 11" (2.06m x 3.33m) Having been refitted with a modern range of wall and base units with worktop surfaces over, incorporating inset one and half bowl sink unit with mixer tap and complementary splash back surrounds, built in electric oven, space and plumbing for dishwasher, radiator, downlighting, double glazed window to rear and door leading through to:-



UTILITY ROOM 7' 9" x 4' (2.36m x 1.22m) With wall mounted gas central heating boiler, space and plumbing for washing machine and double glazed door out to rear garden and door to garage/store.

GARAGE/STORE 10' 10" x 7' 8" (3.3m x 2.34m) (Partly converted) With double glazed window to front and radiator.

LANDING Approached via spindled turning staircase from lounge, with access to loft, useful built in storage cupboard and doors off to all bedrooms and shower room.

BEDROOM ONE 15' max 8' 10" min x 9' max 3' 8" min (4.57m max 2.69m min x 2.74m max 1.12m min) With 2 double glazed windows to front and radiator.

BEDROOM TWO 10' 7" x 5' 10" (3.23m x 1.78m) With double glazed window to rear and radiator.

BEDROOM THREE 8' 11" x 7' 6" (2.72m x 2.29m) With double glazed window to rear and radiator.

SHOWER ROOM Being reappointed with a white suite comprising; vanity wash hand basin set on pedestal with chrome waterfall mixer tap and cupboards beneath, low flush WC, part complementary tiling to walls, laminate flooring, chrome ladder heated towel rail, walk in double shower cubicle with mains rainwater shower over and fitted shower screen, downlighting, extractor and opaque double glazed window to side.

OUTSIDE To the front the property is set back from the road behind a driveway providing off road parking and shingled fore garden, pathway with canopy porch and outside lights. To the rear is a neat enclosed rear garden with paved patio and lawn, raised shingled borders, fencing to perimeter and to the top of the garden is a further raised decked seating area.

Council Tax Band D - 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.

