

**FOR SALE**



**MARTIN&CO**

**Elm Tree Road, Harborne, B17**  
**4 Bedroom Semi Detached. Asking Price Of £700,000**

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- No chain
- Sought after location
- Close to Harborne High Street & QE Hospital
- Extended kitchen/diner
- Utility room

If space is a worry then worry no more, there is plenty here. Once you step over the threshold the grand entrance hall gives you an immediate sensation of warmth and comfort making you soon feel right at home. This property really has no limits (see floor plan) offering a spacious lounge which has plenty of room for the comfiest of settees and on those special occasions, have all the family round and enjoy a meal in the dining area where there is plenty of space for everyone. The impressive kitchen/diner which was designed, very much, with entertaining in mind is the perfect place to show off your cooking skills. The kitchen is sleek and modern and has ample cupboard space for all your condiments, pots and pans. The utility room, a must for any large family, will help keep the laundry at bay and the house tidy. For those working from home, the study room is a perfect area for a home office or a children's playroom. Upstairs the bedrooms won't disappoint either as they're all of a good size, so there's no dreaded box room to leave the youngest disappointed, so each member of the family has their own personal space. As well as there being a family bathroom, bedroom four benefits from having an en-suite shower room which will help with the morning rush and the downstairs cloakroom is perfect for when friends come calling. It is the garden that is the real "show stopper" here. There's a patio to the rear of the property which basks in the sun for most of the day making it perfect for barbecues or winding down with a glass of wine after work. There is also plenty of lawn area for the little ones to run around and play. There's no need to be fighting over parking as there is as a driveway at the front to accommodate your multi vehicle



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family and a garage which is ideal for extra storage or parking that classic car.

For those of you unfamiliar with the area, the property is within easy reach to QE Hospital, Harborne High Street and local shops and amenities. There are also some highly regarded private and state schools close by. Did we mention that the property is being sold with no onward chain. We could go on and on, but to fully appreciate this superb home an internal viewing will be required. We look forward to your call.

**WHAT THE OWNER SAYS:**

"We bought this house in May 2000 and lived here for more than 20 years. During that time, amongst other improvements, we extended the kitchen, converted the loft into an extra bedroom with an en-suite and built a wildlife pond. After the children moved away we had different needs, so last year we rented our house out to experience living somewhere else. We have now decided not to return to Birmingham. The house and garden have given us much enjoyment. It has enough space to accommodate family events and parties. It is also conveniently situated for local amenities and bus routes. We hope another family will also have many years of enjoyment in it."



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





## Martin & Co Birmingham Harborne

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

