



Elmay Road, Birmingham

Guide Price £195,000







#### PROPERTY OVERVIEW

Situated in quiet cul-de-sac location, an ideal opportunity to purchase this three bedroom semi-detached which would be ideal for a first time purchase or investor. The property offers spacious accommodation and benefits from gas central heating, double glazing and briefly comprises of: enclosed porch, entrance hall, living room, dining room, breakfast/kitchen, downstairs wc, three good sized bedrooms, modern refitted bathroom and wide large rear garden.

#### PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: A

Tenure: Freehold







- Three Bedroom Spacious Semi Detached
- Ideal For A First Time Purchaser Or Investor
- Living Room
- Dining Room
- Breakfast Kitchen
- Three Good Sized Bedrooms
- Modern Bathroom
- Large Garden

**ENCLOSED PORCH**

**ENTRANCE HALL**

12' 2" x 6' 11" (3.7m x 2.11m)

**LIVING ROOM**

15' 5" x 12' 2" (4.7m x 3.7m)

**DINING ROOM**

10' 5" x 8' 8" (3.18m x 2.63m)

**BREAKFAST KITCHEN**

11' 9" x 8' 7" (3.59m x 2.61m)

**WC**

**FIRST FLOOR**

**BEDROOM ONE**

12' 2" x 10' 12" (3.71m x 3.35m)

**BEDROOM TWO**

11' 5" x 8' 7" (3.47m x 2.62m)

**BEDROOM THREE**

9' 2" x 8' 10" (2.79m x 2.7m)

**BATHROOM**

5' 7" x 8' 10" (1.69m x 2.68m)

**OUTSIDE THE PROPERTY**

**WIDE LARGE REAR GARDEN**





**ITEMS INCLUDED IN SALE**

Free standing cooker, all carpets, all curtains and fitted wardrobes in two bedrooms. Other furniture including table & chairs are up for negotiation.

**ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - BT.  
Loft space - with ladder.

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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