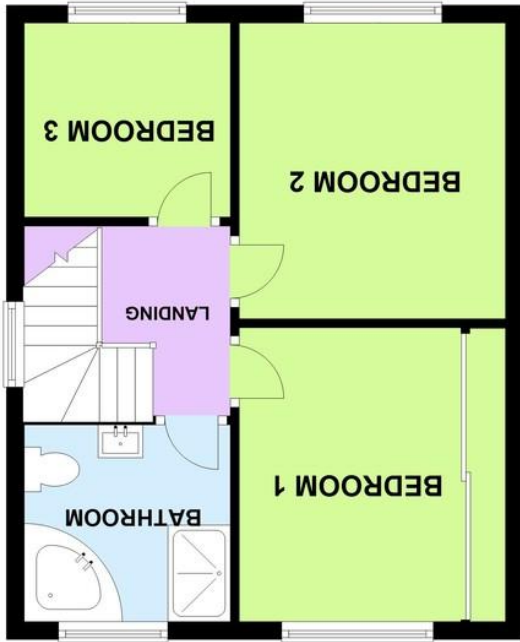
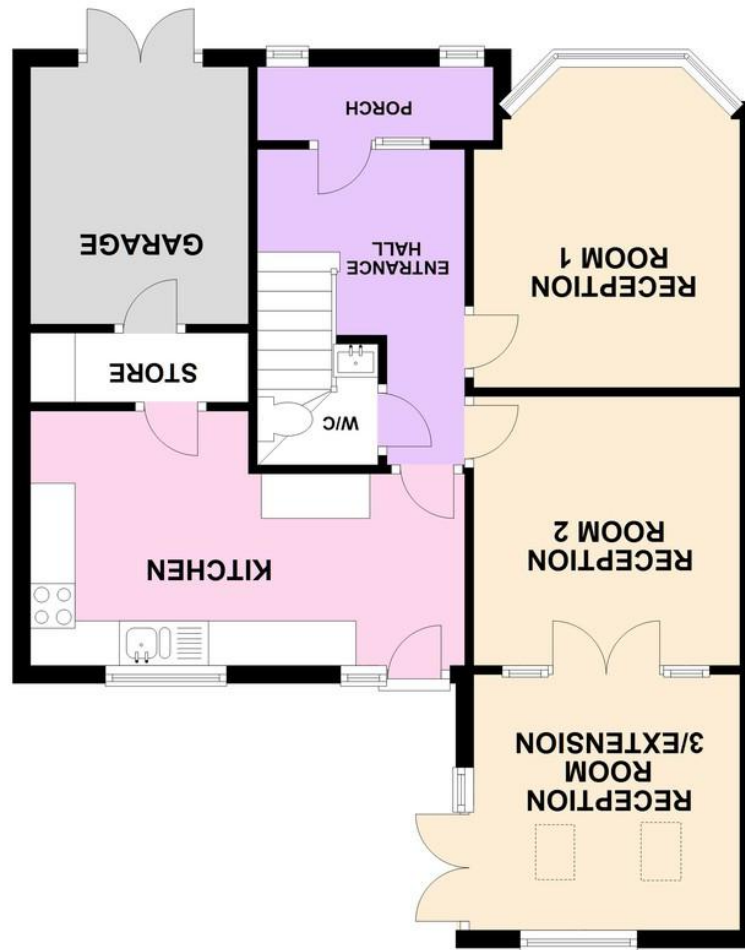


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



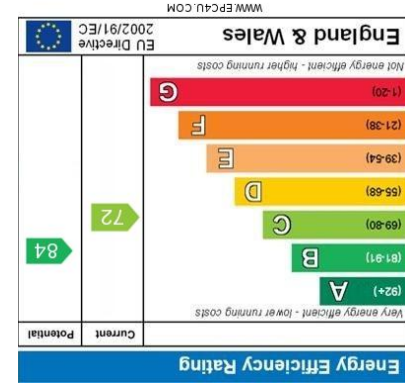
FIRST FLOOR



GROUND FLOOR

LEGAL READY
 "How does this help me?"
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



Four Oaks | 0121 323 3323



- THREE BEDROOMS
- SEMI DETACHED
- LUXURY FITTED BATHROOM
- MODERN KITCHEN
- FANTASTIC LOCATION
- OFF ROAD PARKING FOR MULTIPLE VEHICLES



Elmtree Road, Streetly, Sutton Coldfield, B74 3RZ

£360,000

Property Description

GROUND FLOOR Porch with tiled flooring, scenic spot lights, door leading into hall.

ENTRANCE HALL 14' 09" x 7' 08" max (4.5m x 2.34m) Has engineered hard wooden flooring, ceiling lights, central heating radiator, power points, entrance to downstairs WC, stairs to first floor.

RECEPTION ROOM ONE 13' 10" into bay x 10' 03" (4.22m x 3.12m) Has engineered hard wooden flooring, power points, radiator, ceiling light and double glazed UPVC bay window to front.

RECEPTION ROOM TWO 11' 10" x 10' 02" (3.61m x 3.1m) Has engineered hard wooden flooring, ceiling spot lights, radiator, power points, gas fire place, double doors to reception room three.

RECEPTION ROOM THREE 10' 00" x 11' 00" (3.05m x 3.35m) Has engineered hard wooden flooring, ceiling spot lights, power points, radiator, two Velux windows, patio doors to rear garden and double glazed UPVC windows to rear.

KITCHEN 15' 09" x 10' 09" (4.8m x 3.28m) Kitchen has tiled flooring, ceiling spot lights, radiator, power points, double glazed UPVC window and door to rear garden, range of wall and base units, built in oven hob and extractor, integrated dish washer, integrated washing machine, space for fridge/freezer, double sink and drainer and breakfast bar.

STORAGE ROOM 7' 05" x 3' 03" (2.26m x 0.99m) Which could be used as a utility, has tiled flooring, ceiling spot lights and power points.

GARAGE 11' 09" x 8' 00" (3.58m x 2.44m) Having ceiling spot lights, double opening doors, power points and ceiling has been boarded and insulated.

GUEST CLOAKROOM Has tiled flooring, wall lights and ceiling light, low level WC, wash hand basin and extractor fan.

FIRST FLOOR LANDING Carpeted, ceiling light, loft access, double glazed UPVC window to side, entrance doors to bedrooms and bathroom.

BEDROOM ONE 11' 10" x 9' 06" (3.61m x 2.9m) Has engineered hard wooden flooring, ceiling lights, radiator, full length built in wardrobes,

double glazed UPVC window to rear and power points.

BEDROOM TWO 11' 05" x 11' 04" (3.48m x 3.45m) Has engineered hard wooden flooring, ceiling lights, radiator, power points, double glazed UPVC window to front, and air conditioning unit.

BEDROOM THREE 8' 08" x 7' 08" (2.64m x 2.34m) Has wooden flooring, ceiling light, radiator, power points and double glazed UPVC window to front.

BATHROOM 8' 07" x 7' 05" (2.62m x 2.26m) Having tiled flooring, tiled walls, jacuzzi bath, built in low level WC, wash hand basin, vanity unit, wet room shower, centrally heated towel radiator, ceiling spot lights and double glazed UPVC window to rear.

OUTSIDE To the front property has a driveway allowing off road parking for multiple vehicles. To the rear there is an enclosed rear garden with slabbed patio area, grassed area, trees, bushes and shrubs.

Council Tax Band C Walsall Borough 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.

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