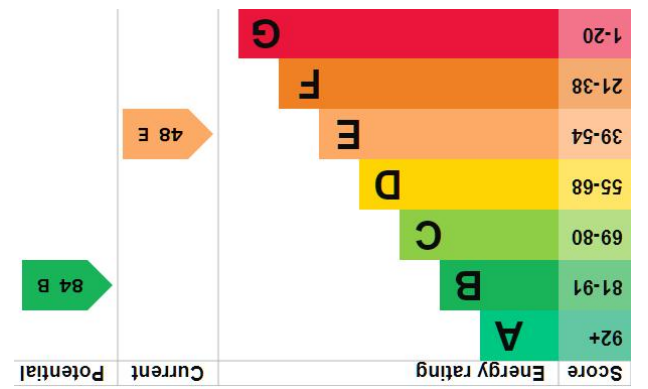


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 112.4 sq. metres (1209.9 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Funky3D



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.



Castle Bromwich | 0121 241 1100



- EXTENDED THREE BEDROOM SEMI
- UTILITY
- DOWNSTAIRS WC
- SPACIOUS LOUNGE WITH BAY
- WOOD FLOORING IN HALL
- GENEROUS TWO LEVEL GARDEN



Elmfield Road, Castle Bromwich,  
 Birmingham, B36 0HN

£350,000



## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Introducing this Fantastic semi-detached property, perfectly nestled in a peaceful location. This neutrally decorated home boasts an impressive one reception room, ideal for relaxing or entertaining guests. The open-plan kitchen is a delight, complete with modern appliances, a spacious dining area, and a recent refurbishment that adds a touch of luxury.

With three generous bedrooms, this home is perfect for families seeking ample living space. The master bedroom is a tranquil haven, flooded with natural light, providing a serene atmosphere. Bedroom number two, a spacious double, offers built-in wardrobes for excellent storage solutions and also enjoys the abundance of natural light that grace the property. A djoining is another double bedroom, which exudes space and is perfect for a growing family.

The well-appointed bathroom features a heated towel rail, ensuring comfort and warmth after a long day. Additionally, this property presents unique features including parking, a lovely garden, and an open plan kitchen diner, allowing for seamless entertaining and a versatile living space. The utility room adds another layer of convenience, making household chores an absolute breeze.

Nestled in a convenient location, this home benefits from excellent public transport links, making daily commutes effortless. Nearby schools provide top-notch education options for families with young children. Residents will also appreciate the local amenities within close proximity, catering to everyday needs. The strong local community fosters a sense of belonging, while the abundance of walking routes offers opportunities to explore and connect with nature.

In conclusion, this semi-detached property presents an exceptional opportunity for families seeking a spacious and well-maintained home. The carefully chosen features, modern touches, and convenient location make this property a dream come true. Don't miss out on the chance to call this place your home, call Green and Company to arrange your viewing



Block paved driveway with ample parking for multiple vehicles entering porchway and door into:-

HALL With wood flooring, radiator, stairs to first floor, doors to utility, lounge, kitchen and WC.

LOUNGE 14' 3" x 10' 10" (4.34m x 3.3m) With bay window to front with blind and radiator.

KITCHEN DINER 24' 5"max x 14' 5"max (7.44m x 4.39m) With modern units with plinth lighting, under unit lighting, spot lights, double oven, integrated microwave, gas hob, fridge freezer, glass mosaic tiling, tiled floor, window to rear. Dining area is blessed with wood flooring, radiator and French doors to rear.

UTILITY 8' 10" x 7' 9" (2.69m x 2.36m) Which is converted from the back of the garage with window to side, wood flooring, worktop and plumbing for washing machine.



WC Offers vanity basin, WC and tiled walls, spotlights and wood floor.

FIRST FLOOR LANDING With doors to bedrooms and bathroom with window to side.

BEDROOM ONE 14' 4" x 10' 10" (4.37m x 3.3m) With bay window to front and radiator.

BEDROOM TWO 14' 4" x 10' 10" (4.37m x 5.61m) With bay window to rear, radiator and fitted wardrobe.

BEDROOM THREE 12' 3" x 8' 6" (3.73m x 2.59m) Which has been extended over the garage to make a double, with window to front and window to rear and radiator.

BATHROOM Recently refitted with P shaped bath with mixer shower over, heated towel rail, vanity unit and basin, WC, polished wall tiling, spotlights and window to rear and side.



GARAGE Is used as storeroom to front with garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is spacious with two levels, slate effect patio area is bordered with a dwarf wall leading upto lawn area with a selection of trees and shrubs and fenced boundaries.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openreach, Virgin Media

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.

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