

193 Elmdon Lane, Birmingham, West Midlands, B37 7DT

5 Bed House - Detached

**Offers Over £525,000**

🏠 Receptions 3

🛏 Bedrooms 5

🚿 Bathrooms 2



- DETACHED HOUSE WITH POTENTIAL ANNEXE
- EXTENDED TO SIDE AND REAR
- PERIOD PROPERTY WITH SOME ORIGINAL FEATURES
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- LARGE SHOWER ROOM IN ANNEXE
- FAMILY BATHROOM WITH SHOWER CUBICLE
- DETACHED GARAGE
- STUNNING MATURE REAR GARDEN
- SET ON A LARGE PLOT



A STUNNING PERIOD DETACHED RESIDENCE that has been modernised throughout but in keeping with its character by retaining some original features. There is an impressive FIVE DOUBLE bedrooms set in large plot having THREE RECEPTION ROOMS a thoughtfully set out modern kitchen diner with utility. Having previously extended to the side and rear there is the potential for a self contained one bedroom annexe with some minor re-configuration.

### Approach and Overview



Elmdon Lane can be found in the heart of Marston Green Village within the of North Solihull Borough. Located off Land Lane and Elmdon Road and is also accessible directly from Marston Green Train Station. Ideally situated for families keen to be within a more secluded area but also benefitting from a range of local amenities.

Marston Green is a sought-after district of North Solihull due to the local schools which have high Ofsted Ratings and the nearby train stations, which offer regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and the extremely popular Resorts World (5 minutes).

Approached via a gravel driveway offer space for for several cars leading to an enclosed porch, also side tradesman entrance to the garden and the detached garage.

### Enclosed Porch

Karndean flooring, ceiling light point and main entrance door.

### Entrance Hallway



Karndean flooring, ceiling light point, stairs rising to the first floor, gas central heating radiator and doors leading off. Under the stairs storage cupboard.



Through Lounge / Sitting Room



Dual aspect overlooking the front and rear, also a small window to the side. Original Inglenook fire place which now houses a log burner, karndeian flooring three radiator points and two light points.



Kitchen / Diner



Bi-fold doors giving access to the garden, ceiling down lights, karndeian flooring and two upright radiators. Matching wall, drawer and base level units with lighting and quartz work surfaces over incorporating a moulded sink unit with drainer. Built in double oven and separate microwave. Integrated appliances to include: dishwasher, freezer. An kitchen Island with ceramic hob with storage a seating area.





**Annexe Lounge Room**



Overlooking the fore with storage cupboard, karndean flooring, two gas central heating radiators and a light point.

**Utility Room**



Door leading out to the garden with window to the side, karndean flooring, ceiling down lights. Matching wall and base units with quartz work surfaces over with plumbing for a washing machine.

**Annexe Shower Room**



Tiled flooring, ceiling down lights, and door leading out the the rear garden. walk-in shower with mains shower, wash hand basin with vanity unit under and a heated towel rail.



### Annexe Bedroom

Overlooking the rear with light point, gas central heating radiator.

### Stairs & Landing



Having a double glazed obscure window half way up the stairwell, ceiling light point and doors leading off too:

### Bedroom One



Overlooking the rear, ceiling light point and a radiator point.

### Bedroom Two



Overlooking the fore, ceiling light point, storage cupboard and a radiator point.



**Bedroom Three**



Overlooking the fore, ceiling light point and a radiator point.

**Second Floor Landing**

**Bedroom Four**



Overlooking the rear, ceiling light point, gas central heating radiator and storage in the eaves.

**Family Bathroom**



Dual aspect with obscure windows to the rear and side, heated towel rail and tiled flooring. walk-in shower, freestanding bath, wash hand basin with vanity unit under.

**Garden**



Large paved patio area, mainly laid to lawn with mature shrubbery as boundaries.



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# Elmdon Lane

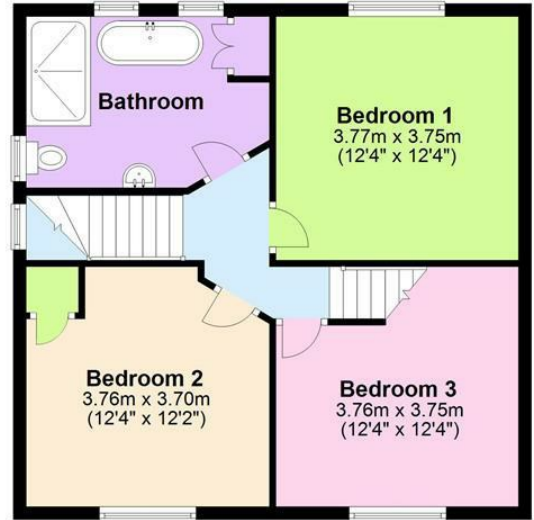
## Ground Floor

Approx. 121.6 sq. metres (1309.0 sq. feet)



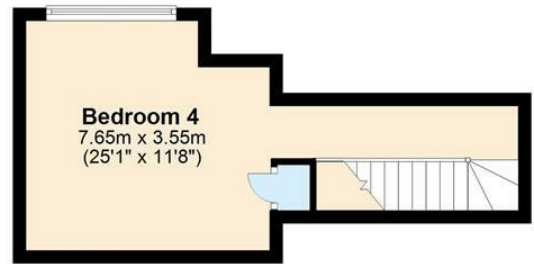
## First Floor

Approx. 57.7 sq. metres (621.2 sq. feet)

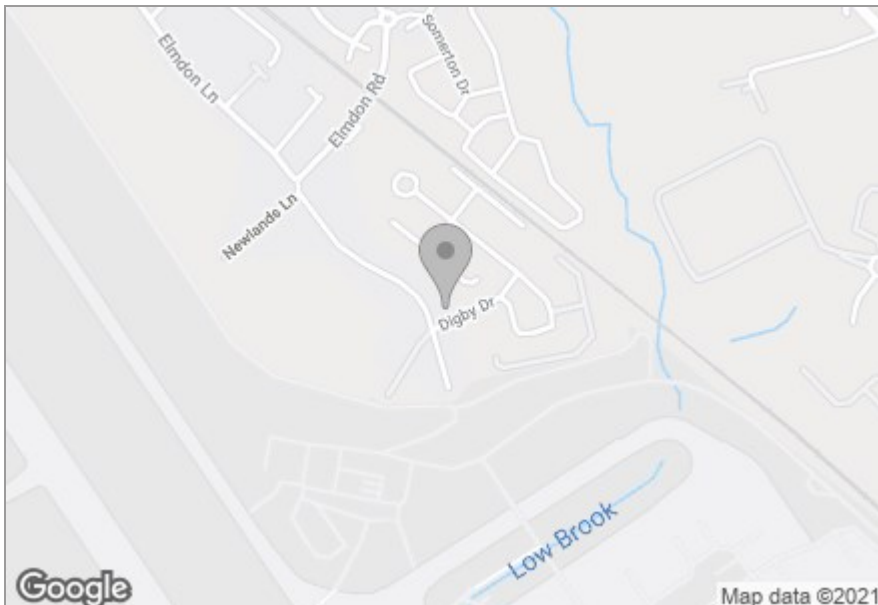


## Second Floor

Approx. 18.8 sq. metres (202.1 sq. feet)



Total area: approx. 198.1 sq. metres (2132.3 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
<p>Current: <b>E</b> (57)</p> <p>Potential: <b>B</b> (75)</p>		<p>Current: <b>C</b> (50)</p> <p>Potential: <b>A</b> (70)</p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p>		<p>England &amp; Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	