



**Elmbridge Road, Birmingham**  
**£275,000**

3 bedroom semi-detached house for sale | Freehold

In brief the ground floor accommodation comprises of porch, hall, kitchen breakfast/diner, sitting room, lounge, store/utility and cloakroom. Whilst to the first floor there are three good size bedrooms and a family bathroom. Outside there is a well maintained rear garden with ample space for off-road parking to the front.

Council Tax Band: C

Tenure: Freehold

### **Access**

Approach having paved drive with access to enclosed porch.

### **Hall**

Hall approached via uPVC double glazed door, ceiling light point, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

### **Living room**

w: 4.65m x l: 3.28m (w: 15' 3" x l: 10' 9")

Sitting room 15' 3" (max.) x 10' 9" (max.) (4.65m x 3.28m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and bi-folding doors to lounge.

### **Lounge**

w: 4.29m x l: 3.28m (w: 14' 1" x l: 10' 9")

Lounge 14' 1" (max.) x 10' 9" (4.29m x 3.28m) having double glazed windows to rear elevation, ceiling/wall light points, power points, central heating radiator and double glazed sliding door opening to rear garden.

### **Kitchen/diner**

w: 4.44m x l: 3.78m (w: 14' 7" x l: 12' 5")

Kitchen breakfast/diner 14' 7" (max.) x 12' 5" (max.) (4.44m x 3.78m) having double glazed windows to rear elevation, ceiling light points, power points, central heating radiator, a range of matching wall/base units with work surfaces over, breakfast bar, ample space for a range of appliances including plumbing for washing machine and door to lean-to.

### **Bathroom**

Wet room having double glazed window to front elevation, ceiling light point, shower, wash hand basin and low flush WC.

### **Cloakroom**

Cloakroom having window to side elevation, ceiling light point, wash hand basin and low flush WC.

### **Utility**

Store/utility having ceiling light point, ample storage space and uPVC double glazed door giving access to front of property.

### **FIRST FLOOR:**

First floor landing having double glazed window to side elevation, ceiling light point and doors off to all rooms.

### **Bedroom 1**

w: 4.65m x l: 3.05m (w: 15' 3" x l: 10' )

Bedroom one 15' 3" (max.) x 10' 0" (max.) (4.65m x 3.05m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator

### **Bedroom 3**

w: 2.54m x l: 2.13m (w: 8' 4" x l: 7' )

Bedroom three 8' 4" x 7' 0" (2.54m x 2.13m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

### **Bedroom 2**

w: 4.22m x l: 2.62m (w: 13' 10" x l: 8' 7")

Bedroom two 13' 10" (max.) x 8' 7" (min. To wardrobe) (4.22m x 2.62m) having double glazed window to rear elevation, ceiling light point, power points, central heating radiator and fitted wardrobes.

### **Rear Garden**

rear garden having paved/lawned areas to fenced perimeter.



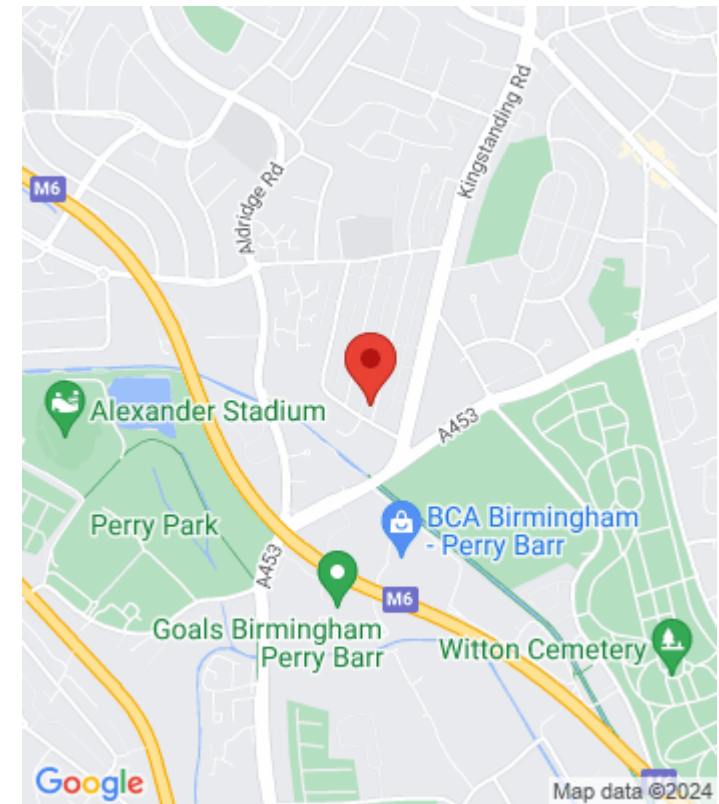
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



**Ground Floor**



**First Floor**



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>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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