

Elmore Road
Birmingham

burchell edwards

Elmore Road
Birmingham B33 9PY

for sale offers in excess of
£230,000







Property Description

This attractive home welcomes you into a bright entrance hallway leading through to the standout feature of the property — the large modern kitchen diner. Designed with contemporary living in mind, this spacious open-plan area offers sleek cabinetry, ample work surfaces, and plenty of room for dining and entertaining. It's a perfect space for family meals, hosting friends, or simply enjoying relaxed everyday living.

To the front of the home, the living room provides a warm and comfortable retreat. With tasteful décor and a peaceful ambience, it's an ideal space for unwinding after a busy day.

Upstairs, the property offers three well-proportioned bedrooms, each benefiting from good natural light and flexible use. Whether you need family bedrooms, a guest room, or a dedicated home office, the layout caters to a variety of lifestyles.

The rear of the property features a private garden offering a secure and secluded outdoor area perfect for children, pets, or alfresco dining. A wooden shed provides useful storage for tools, bikes, or gardening equipment, adding practicality to the space.

To the front, the home boasts a driveway for multiple cars — a rare and highly convenient feature in this area, ensuring easy parking for households with more than one vehicle or visiting guests.

Entrance Hallway

Tiled flooring and central heating radiator.

Lounge

15' 1" x 10' 5" (4.60m x 3.17m)
Double glazed bay window to front elevation, central heating radiator, electric fire, wood effect laminate flooring,

Kitchen

13' 8" max x 21' 5" max (4.17m max x 6.53m max)
Double glazed window to rear elevation, velux window, French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, five ring gas hob, extractor, fridge freezer, dishwasher, under counter fridge, under stairs storage. central island.

Lean-To

7' 9" max x 14' 8" (2.36m max x 4.47m)
Door to front elevation, access to rear, lighting and outside tap.

Ground Floor Bathroom

Double glazed window to rear elevation, vanity wash hand basin, W.C, corner bath with shower over and heated towel rail.

Landing

loft access via hatch and carpet.

Bedroom One

10' 6" x 10' 8" max (3.20m x 3.25m max)
Double glazed window to front elevation, central heating radiator and carpet.

En-Suite

Double glazed window to side elevation, W.C, corner wash hand basin, corner shower cubicle, heated towel rail, spotlights and extractor.

Bedroom Two

13' 11" x 7' 9" (4.24m x 2.36m)
Double glazed window to rear elevation and wood effect flooring.

Bedroom Three

6' 10" x 7' 10" (2.08m x 2.39m)
Double glazed windows to rear and side elevations, central heating radiator and over stairs storage cupboard.

Front Garden

Dusk till dawn lighting, electric points and driveway providing off road parking.

Rear Garden

Security lighting, wooden storage shed, outside tap, patio seating area, electric point.

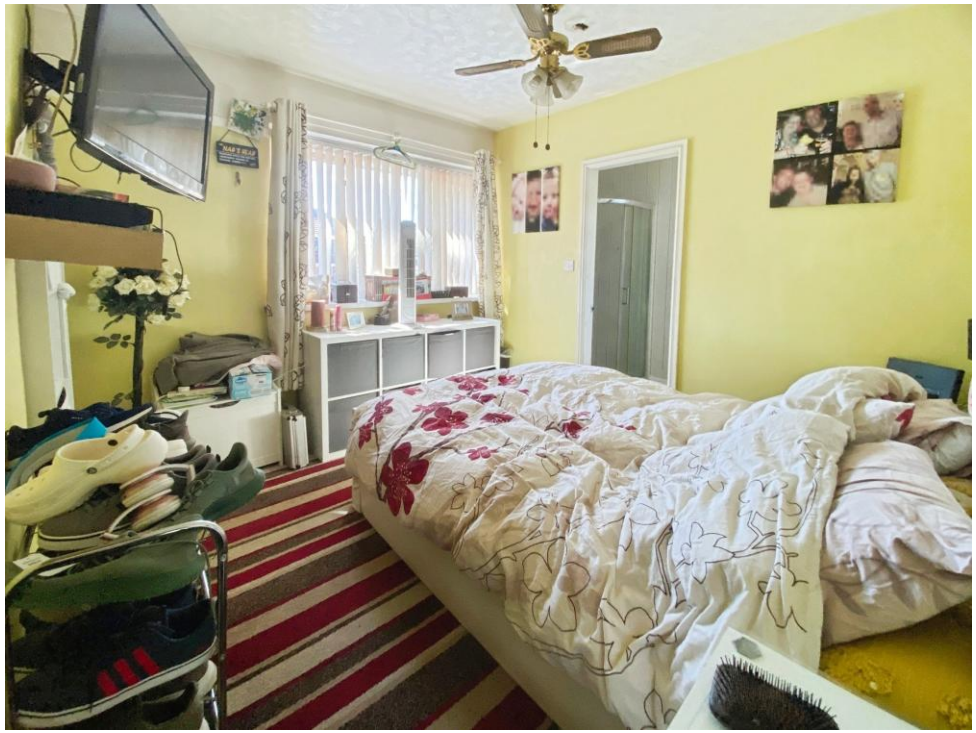
Agents Note

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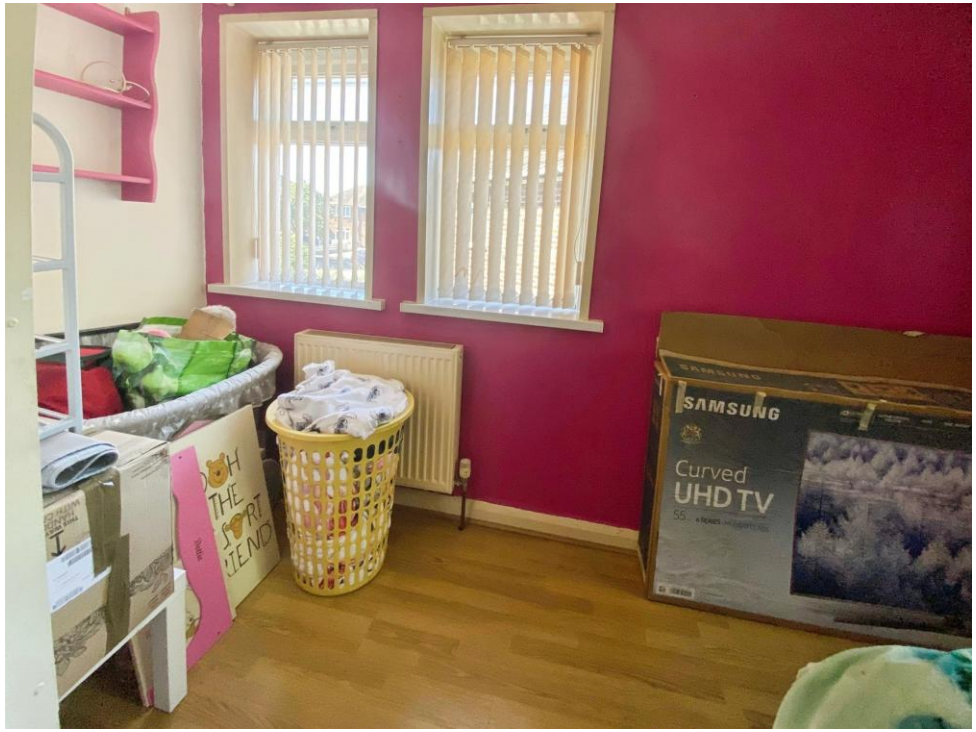









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Ground Floor **First Floor**

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To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: C

Council Tax
Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL207905

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