

ACRES

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- DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- OPEN PLAN LIVING / DINING ROOM
- FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM
- OFF ROAD PARKING AND SIDE GARAGE
- POTENTIAL TO EXTEND (STPP)
- QUITE CUL-DE-SAC LOCATION



ELMBANK GROVE, BIRMINGHAM, B20 1JT - OFFERS IN THE REGION OF £315,000

This is a beautifully presented detached property located on this excellent residential road with potential for extension to both side and rear (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed spacious lovely entrance hall, stylish through lounge / diner leading into generous fitted kitchen with door into separate utility room and side garage along with downstairs guest W.C.. To the first floor are three spacious bedrooms and a bathroom with white suite. Outside is a brick blocked fore garden offering multiple parking space and access to garage front. To the rear is an large garden with patio and steps down to lawn area. This is a lovely family home that needs to be viewed internally to appreciate both size and potential! Hurry before you're too late!

Accessed via driveway allowing off road parking to front along with access to garage front and door leading into;

HALLWAY: 5'7 x 9'2: A light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

LIVING ROOM: 14'4 max, 10'4 min x 15'8: A great size open plan living area with wall mounted fire, radiator, double glazed window to front along with open plan access leading into;

DINING ROOM: 9'4 x 8'6: A great additional reception room area currently used as diner with double glazed sliding doors to rear and radiator.

FITTED KITCHEN: 12'6 x 8'9: A fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space for fridge freezer, space and plumbing for washing machine, radiator and double glazed door into;

UTILITY ROOM: 3'1 x 10'6: Double glazed windows and double glazed door to rear along with door into side garage.

LANDING: 5'7 max, 2'8 min x 8'4: Double glazed opaque window to side and doors into;

BEDROOM ONE: 11'4 max, 9'2 min x 8'4: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'4 max, 8'8 min x 11'3: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'2 max, 4'4 min x 9'4 max, 7'6 min: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 7'1 x 6'1: A fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

SIDE GARAGE: 8'3 x 21'1: Up and over door to front, ceiling light and power points along with housing gas central heating boiler.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: D.

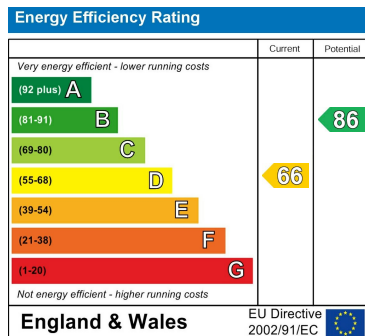
VIEWING: Recommended via Acres on 0121 358 6222.



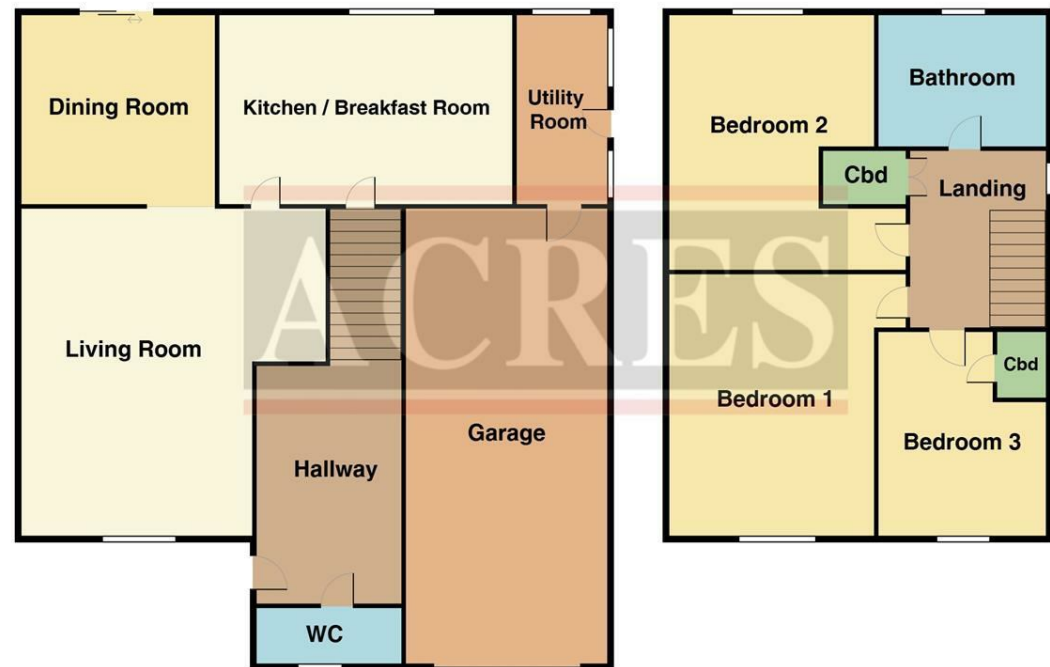
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COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 358 6222



37 Elmbank Grove, Birmingham, B20 1JT



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.