



Elmbridge Road, Great Barr
Birmingham, B44 8AB

Offers in the Region Of £310,000

Great Barr

Offers in the Region Of £310,000

5  1  2 

A stunning five bedroom traditional semi detached located on this extremely popular tree lined road and within a short walk of Greenholm Primary School. This impressive family home benefits from a substantial two storey extension offering a versatile layout, perfect for a growing family.

Set behind a block paved driveway, the property is accessed via a porch which opens into the welcoming reception hall with attractive tiled floor and mosaic tiled border and a useful downstairs WC. The dining room has a bay window to the front and feature fireplace, whilst the impressive lounge has been extended, has a bay window to the rear with double doors to the garden and also comes with a feature fireplace. The superb family dining kitchen has a range of units with high quality worktops, spaces for a range cooker and fridge freezer, tiled floor, room for a table and chairs, window and door to the rear whilst a further door provides access to the garage with roller shutter door and this offers scope to convert into additional living accommodation. On the first floor there are five bedrooms, four of which are double, the master has a bay window to the front and a range of fitted wardrobes with a bed recess. The second bedroom has a bay window to the rear and fitted wardrobes and storage units, bedroom three has a window to the rear and a range of fitted wardrobes, the fourth bedroom has a lovely bow window to the front and fitted wardrobes to one wall, whilst the fifth bedroom is a single, has a window to the front and fitted wardrobe. The bathroom has a bath as well as a shower cubicle, wall tiling and a window to the rear and there is also an additional separate WC. A boarded loft provides additional storage with Velux window to the rear. Outside the rear garden is easily maintained and has a block paved patio leading to the lawn and this delightful home benefits from double glazing, central heating and must be viewed to fully appreciate the size of accommodation on offer.





Property Specification

STUNNING EXTENDED SEMI DETACHED
FIVE BEDROOMS
DOUBLE GLAZING & GAS CENTRAL HEATING

Porch

Reception Hall 2.00m (6'7") x 1.83m (6')

Dining Room 4.44m (14'7") into bay x 3.32m (10'11")

Extended Family Room 5.92m (19'5") into bay x 4.28m (14'1") max

Superb Dining Kitchen 4.20m (13'9") x 4.02m (13'2")

WC

Garage 4.16m (13'8") x 2.93m (9'7")

Bedroom One 4.63m (15'2") into bay x 3.04m (10')

Bedroom Two 4.24m (13'11") into bay x 3.30m (10'10")

Bedroom Three 4.16m (13'8") max x 2.87m (9'5")

Bedroom Four 3.24m (10'8") max x 2.96m (9'8")

Bedroom Five 2.53m (8'4") x 2.16m (7'1")

Bathroom 2.38m (7'10") x 1.81m (5'11")

WC & Useful Boarded Loft & Block Paved Drive

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 17th December 2020

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

