



Elmwood Road,
Sutton Coldfield, B74 2DQ

£425,000

Paul Carr Estate Agents are delighted to bring to market this charming three bedroom semi detached family home which has been extended and modernised to a beautiful standard throughout and a key feature being a stunning extended kitchen.

Located in a much sought after location on a popular road in Streetly this property should be top of your viewing list! Local reputable schools are close by (school catchment areas should be checked) as well as being within easy reach of Sutton Park's 2400 acre national nature reserve, the property would be an ideal purchase for a family.

The property is set back from the road behind a multi-vehicle driveway leading to garage and front door into the hallway. Upon entering the property you are greeted by an impressive reception hallway which offers a striking first impression which sets the tone for the rest of the property. A superb and generous living room with window to fore. The family orientated kitchen offers an immediate 'WOW' factor and is a key feature of this sublime home. Being individually designed and features areas for cooking, dining and relaxing. Completing the ground floor accommodation is utility area, ground floor wc and versatile room off the kitchen.

The first floor accommodation boasts three well proportioned bedrooms and an family bathroom with separate wc. The bathroom is fitted with a suite comprising low flush wc unit, hand wash basin and bath with complimentary tiling to walls.

To the rear of the property is a wonderful garden with a decked patio area which makes a stunning location for entertaining and al fresco dining.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Entrance Porch

Entrance Hall

Lounge

14' 1" x 10' 2" (4.29m x 3.10m)

Sitting Room

10' 10" x 10' 3" (3.30m x 3.12m)

Extended Kitchen/Dining Room

13' 5" x 20' 4" (4.09m x 6.19m)

Utility Room

18' 1" x 4' 9" (5.51m x 1.45m)

WC

2' 7" x 4' 7" (0.79m x 1.40m)

Garage



First Floor Landing

Bedroom One

11' 10" x 8' 3" (to wardrobe) (3.60m x 2.51m)

Bedroom Two

11' 0" x 8' 11" (to wardrobe) (3.35m x 2.72m)

Bedroom Three

8' 7" x 12' 6" (2.61m x 3.81m)

Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)

WC

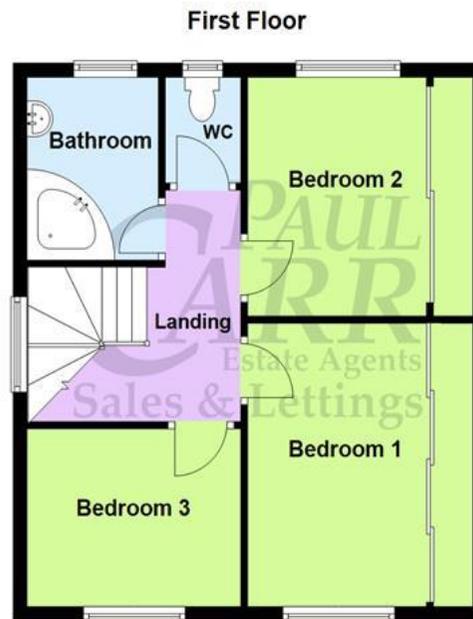
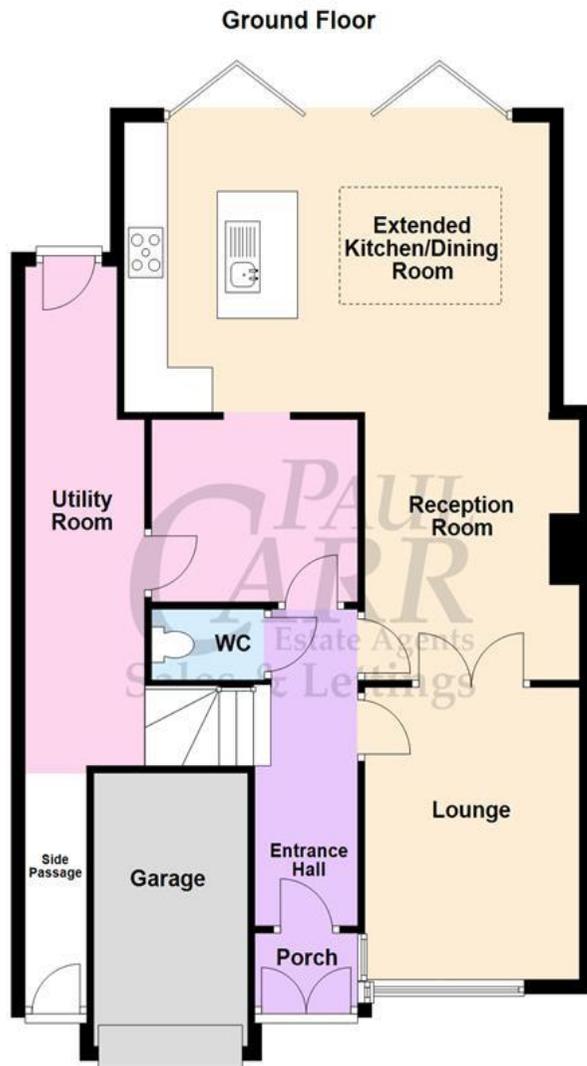
4' 10" x 3' 0" (1.47m x 0.91m)





Floor Plan

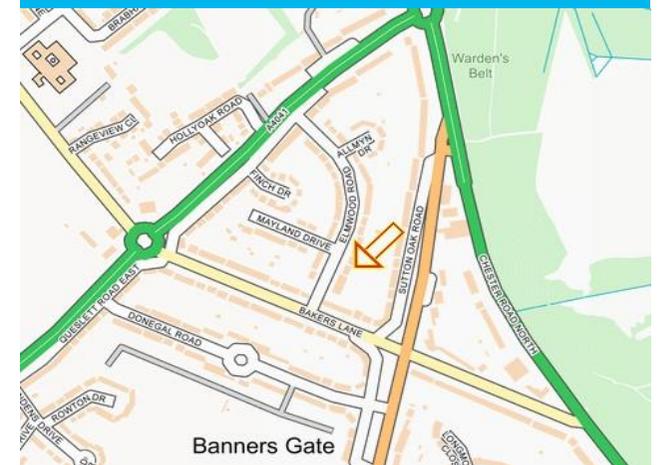
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 14/06/2024