



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## **86 Elmfield Road, Castle Bromwich, Birmingham B36 0HN**

### **Price £349,950**

A substantial, freehold, 3 (double) bedroom semi detached house with gas central heating, Upvc double glazing and wide side garage with ample off road parking. NO CHAIN. Total Square Footage is 1243 Sq Foot.



Elmfield Road is located off Windleaves Road, an excellent location within Castle Bromwich.

The property is set well back from the roadway behind a neat lawned fore-garden with enlarged block paved vehicular driveway providing ample off road parking spaces for 2/3 cars.

In turn, the property is built of traditional, two storey brick construction and is surmounted by a pitched tiled roof with full height bay to both the front and rear.

The Internal Accommodation comprises of

### On The Ground Floor

#### Porch Entrance

Upvc double glazed door and windows.

Upvc front door leading to;

#### Reception Hall

Single panel central heating radiator, staircase off with lift.

#### Internally Extended Lounge (front)

17'9" x 10'4" (5.43 x 3.17)

Upvc double glazed bay window, 2 x single panel central heating radiators, polished fire surround with marble hearth and inset with fitted coal effect gas fire. Centre and 2 double wall light points.

Archway leading to;

#### Dining Area

10'5" x 9'9" (3.19 x 2.98)

Single panel central heating radiator, Upvc double glazed window and double doors to outside, centre and 2 single wall light points.

#### Kitchen (rear)

11'9" x 7'8" (3.59 x 2.34)

Ceramic tiled floor. Single drainer, single bowl sink unit with mixer taps. 3 X double door and 3 X single door base units with rounded edge work surface over. Double door display unit, corner double door, and single door wall unit. Gas cooker point, twin panel central heating radiator, Upvc double glazed window.

#### Utility Area

12'4" x 5'7" (3.78 x 1.71)

Ceramic tile floor. Single drainer, twin bowl, stainless steel sink unit with mixer taps. Double door, single door and 4 drawer base unit with work surface over. Double door and single door wall unit. Plumbing for automatic washing machine, single panel central heating radiator, Upvc double glazed window and door.

#### Separate Cloakroom

Matching ceramic tiled floor, low flush WC, vanity wash hand basin, single panel central heating radiator, double door wall unit.

### On The First Floor

#### Landing

Open tread stair case. Large loft access with pull down ladder leading to a boarded loft with lighting.

#### Bedroom 1 (front)

14'4" into bay x 10'6" (4.38 into bay x 3.22)

Upvc double glazed bay window. Single panel central heating radiator.

#### Bedroom 2 (rear)

13'10" into rear bay x 10'6" (4.24 into rear bay x 3.21)

Upvc double glazed rear bay window. Single panel central heating radiator. Double door and single door built in wardrobe.

#### Bedroom 3 (front)

11'6" x 8'7" (3.51 x 2.62)

2 X Upvc double glazed windows, single panel central heating radiator.

#### Shower Room

7'3" x 5'10" (2.21 x 1.78)

Double shower cubicle with seat, vanity wash hand basin, low flush WC, single panel central heating radiator. Upvc double glazed window.

Airing Cupboard with replacement gas fired central heating boiler.

### Outside

#### Side Garage

14'10" x 14'2" (4.53 x 4.33)

Metal double door opening.

#### Lawned Rear Garden

With patio approach, attractive lawns and fenced borders.

### COUNCIL TAX BAND:


This Property falls into Council Tax Band C with Solihull Council Tax Payable Per Annum £1,833.58 Year 2024/25

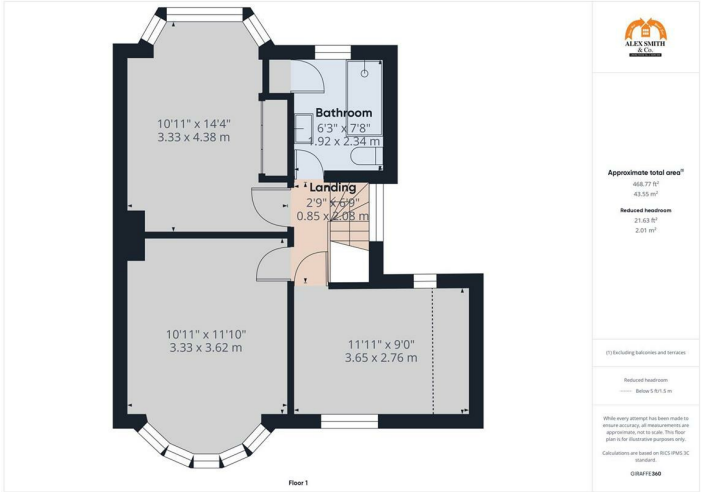
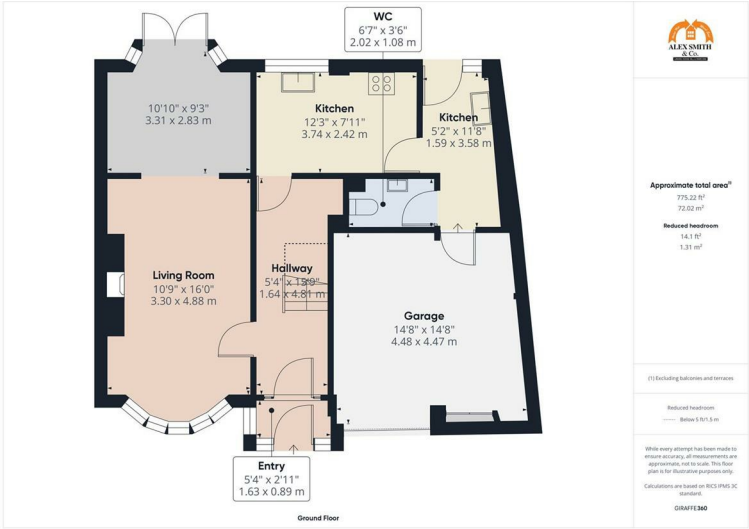








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



**TENURE:** We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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