

Horton & Senate



70 Elmdon Road, Marston Green, Birmingham, B37 7DR

£259,950

- IMMACULATE CONDITION
- MASTER ENSUITE
- CLOSE TO TRANSPORT LINKS
- RECENTLY REFURBISHED
- TRIPLE GARAGE
- MUST VIEW
- TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN

70 Elmdon Road, Birmingham B37 7DR

A stunning two bedroom semi detached property with a triple garage situated in a convenient location. The unique property offers a master bedroom with ensuite on the ground floor and to the first floor a further bedroom, bathroom and open plan kitchen/lounge.

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Council Tax Band:



Approach

This unique semi detached property is situated off Elmdon Road and within walking distance to the local Marston Green train station. The property is approached via a triple driveway with three garages and stairs leading to the first floor and a path leading to the rear garden.

Ground Floor

Master Bedroom

A double bedroom with a double glazed window over looking the rear of the property, central heating radiator and a door leading to the ensuite

En-Suite

The suite comprises of a shower cubicle with mains shower, low level WC, wash hand basin with vanity unit beneath and tiling to splash prone areas.

First Floor

Open Plan Kitchen Lounge

Two double glazed windows over looking the front of the property, there is a range of modern wall and base units with work surfaces over, inset sink and drainer unit with mixer taps, integrated oven with hob and extractor fan over. Fully integrated appliances: Fridge, Freezer, Dishwasher, space for a washing machine and a cupboard housing the boiler.

Bedroom Two

A large double bedroom with a window over looking the rear of the property, central heating radiator and space for fitted wardrobes

Bathroom

The refitted family bathroom comprises of a bath with shower over, sink,

wc and tiling to splash prone areas.

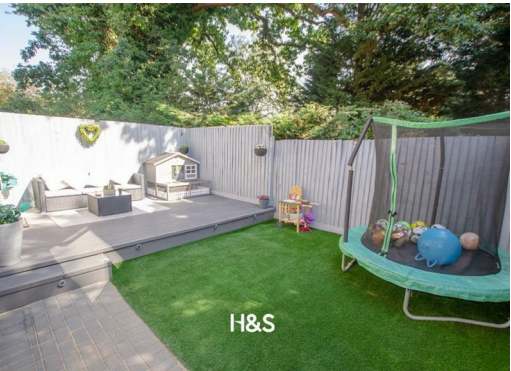
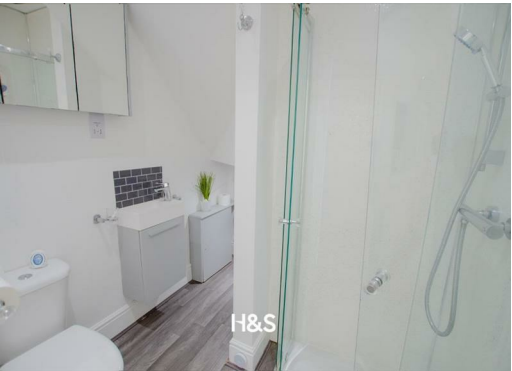
Garden

A low maintenance rear garden with a artificial lawn leading to a raised decking area, there is a door to the ground floor and side access leading into garages.

Triple Garage

Power and lighting, three electric doors giving vehicle access and a side door giving access to the rear garden.





Elmdon Road

Ground Floor

Approx. 17.2 sq. metres (185.2 sq. feet)

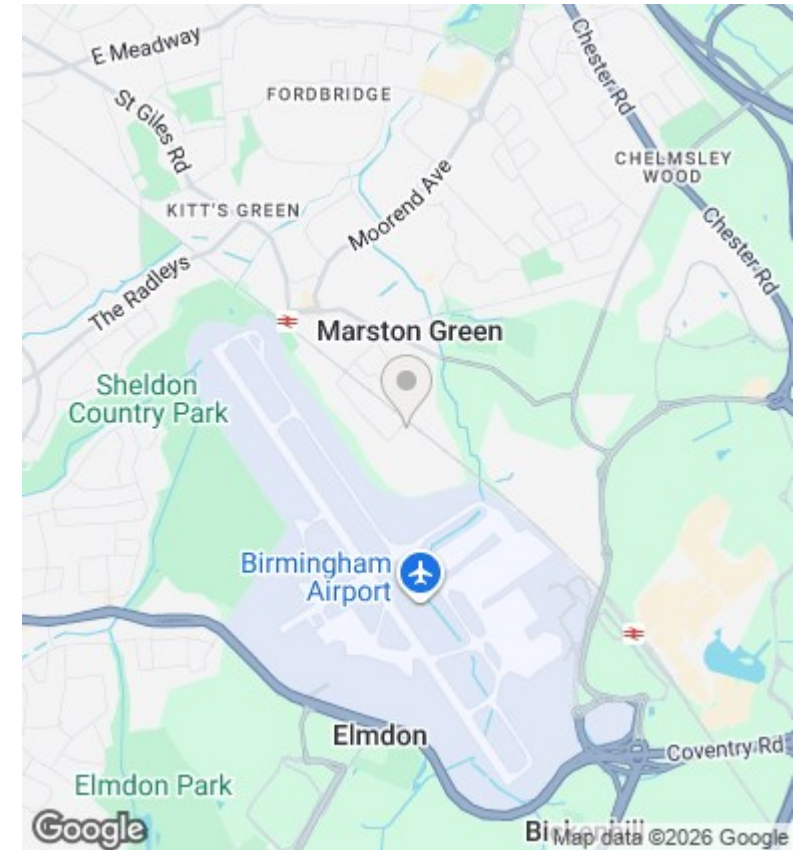


First Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Total area: approx. 61.8 sq. metres (665.0 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

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