

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Elmay Road, Birmingham | £250,000

**\*\* EXTENDED SEMI DETACHED BUNGALOW \*\* THREE BEDROOMS \*\* NO UPWARD CHAIN \*\***

An OPPORTUNITY to purchase A SEMI DETACHED BUNGALOW situated on this popular road in ELMAY ROAD, SHELDON.. these do not come onto the market everyday!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 before it is snapped up!

The property is accessed via a FRONT GARDEN to a double glazed entrance porch. The accommodation briefly comprises of an entrance hallway, EXTENDED LOUNGE / DINING ROOM, EXTENDED KITCHEN, Shower Room and THREE BEDROOMS. LOFT which has electricity and built-in cabinets.

The property has well established, mature, rear garden.

The property benefits from central heating, double glazing both where specified.

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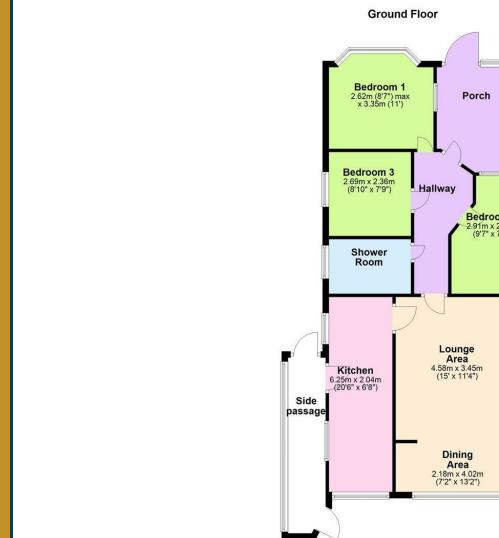
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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