



40 Elmfield Road, Castle Bromwich, Birmingham B36 0HL Price £389,950

A much extended, improved and immaculately maintained freehold, 4 bed roomed semi detached family residence. The property benefits from a substantial two storey brick built extension to the side elevation providing an additional reception room and extended kitchen.

Other benefits include the installation of gas fired central heating, UPVC double glazing with modern decoration and fittings throughout. Off road parking to the front.

Elmfield Road is located off Wyckham Road and is also a continuation of Hawthorne Road Castle Bromwich.

The property is set well back from the roadway behind a substantial foregarden/vehicular driveway approach that provides off road parking space to the front. The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof with full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

ON THE GROUND FLOOR

COMPOSITE FRONT DOOR LEADING TO

RECEPTION HALL

Laminated flooring. Full height central heating radiator, concealed meter cupboard. Understairs storage.

SPACIOUS THROUGH LOUNGE

25'5 into bay x 10' (7.75m into bay x 3.05m)

UPVC double glazed bay windows front and rear with additional UPVC double doors to the outside. 2 full height central heating radiators, 2 centre light points.

EXTENDED AND REFITTED KITCHEN (REAR)

15'11 x 11' (4.85m x 3.35m)

Large single drainer single bowl sink unit with mixer taps. 3 double door, 2 single door and a 3 drawer base unit. Integrated and concealed fridge, freezer and dishwasher. 2 double door wall units, 4 ring gas hob with extractor fan over and oven below. Full height central heating radiator, 3 UPVC double glazed windows and composite door to outside.

EXTENDED DINING ROOM (FRONT)

17' x 9'11 (5.18m x 3.02m)

Laminated flooring, 2 full height central heating radiators, UPVC double glazed window. Built in plumbing for automatic washing machine and tumble drier. 3 full height mirror fronted wardrobes concealing an area for storage including the logic gas fired central heating boiler.

ON THE FIRST FLOOR

EXTENDED LANDING

BEDROOM 1 (FRONT)

12'1 x 9'6 (3.68m x 2.90m)

Laminated flooring, UPVC double glazed bay window, single panel central heating radiator.

BEDROOM 2 (REAR)

12'5 x 9'6 (3.78m x 2.90m)

UPVC double glazed bay window, single panel central heating radiator.

EXTENDED BEDROOM 3 (FRONT)

16'2 max x 13'7 min x 6'3 (4.93m max x 4.14m min x 1.91m)

Laminated flooring, single panel central heating radiator, UPVC double glazed window.

EXTENDED BEDROOM 4 (REAR)

12'3 x 6'2 (3.73m x 1.88m)

2 UPVC double glazed window, single panel central heating radiator.

MODERN PARTIALLY TILED BATHROOM

7'6 x 5'2 (2.29m x 1.57m)

Panelled in bath with tiled splashback and multi head shower over. Vanity wash hand basin with separate shelving below. Low flush w.c. heated towel rail, UPVC double glazed window.

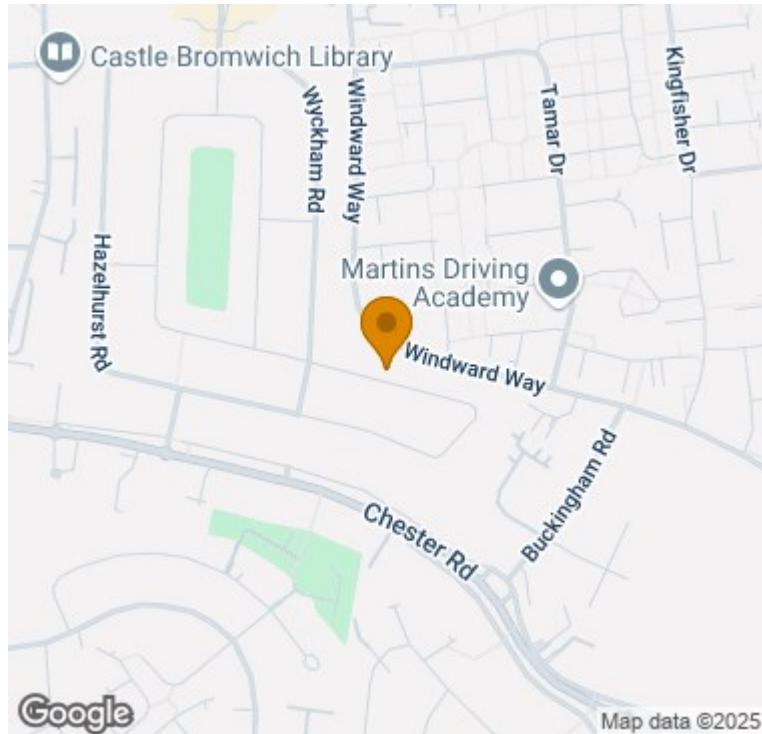
OUTSIDE

Full width paved patio, lawned rear garden with central pathway. Rear patio.

COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band C Council Tax Payable Per Annum £1,927.38 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(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

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.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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