



**40 Elford Road, Birmingham, B17 0SA**

**Asking Price £460,000**

Hadleigh Estate Agents are delighted to offer this substantial detached property for sale. Offered with no upward chain the property is conveniently located within a large corner plot on Elford Road. Elford Road offers easy access into Harborne High Street, offering an array of bars, restaurants and shops, nearby Queen Elizabeth Hospital is within walking distance along with tranquil walks along the Bourn Brook walkway.

The property comprises of a large driveway, allowing parking for a number of cars. Entrance porch and open plan hallway leading through to a spacious lounge and dining room. Additionally downstairs boasts a further two reception rooms and guest WC. Fitted kitchen, conservatory and garage complete the ground floor.

The first floor boasts three good sized bedrooms, family bathroom with separate WC. To the rear of the property is a private garden and to the side of the house is an external shed.



### Entrance Porch

UPVC double glazed sliding doors, tiled flooring and ceiling spotlights.

### Open Plan Hall



Open plan style with pull across curtain rail, stairs to first floor accommodation and access to guest WC. Ceiling light point and central heating radiator.

### Lounge



Spacious through lounge boasting feature fireplace, two ceiling light points and central heating radiator. Being open and leading through to the dining area and conservatory. Along with offering access to an additional reception room and understairs storage.

### Dining Room



Complete with access to the kitchen and rear garden. Ceiling and wall light points, central heating radiator and window to the rear elevation.

### Guest WC



Low level flush WC, bidet and hand wash basin. Opaque window to the front elevation, tiled walls, central heating radiator and ceiling spotlights.

### Conservatory



UPVC double glazed conservatory with double doors leading to the garden and wall lights.

## Reception Room



A fantastic multi purpose reception room, with internal glazed window, ceiling light point and access to the kitchen and office.

## Office



Beneficial home office, study or play room. With window to the front elevation, ceiling spotlights and central heating radiator.

## Kitchen



Fitted kitchen with a range of base and wall units, including under unit spotlights. Space for fridge freezer, plumbing for utilities and extractor hood. The kitchen offers dual aspect windows to the side and rear elevation, ceiling light points and central

heating radiator. Further boasting additional space for dining area and access internally to the garage.

## Garage

Spacious garage with additional access internally.

## Master Bedroom



large double bedroom benefitting from fitted wardrobes and internal storage cupboard. Window to the front elevation, central heating radiator and ceiling light point.

## Bedroom Two



Spacious double bedroom with fitted wardrobes, window to the rear elevation, central heating radiator and ceiling light point.



### Bedroom Three



An additional good sized bedroom, with internal storage, window to the front elevation, central heating radiator and ceiling light point.

### WC

Low level flush WC, hand wash basin and opaque window to the side elevation.

### Bathroom



Partially tiled bathroom suite, with corner bath and shower over. Vanity unit including ample storage, towel radiator, opaque window to the rear elevation and ceiling light point.

### Garden



Block paved patio area, with garden predominantly laid to lawn.

### General Information

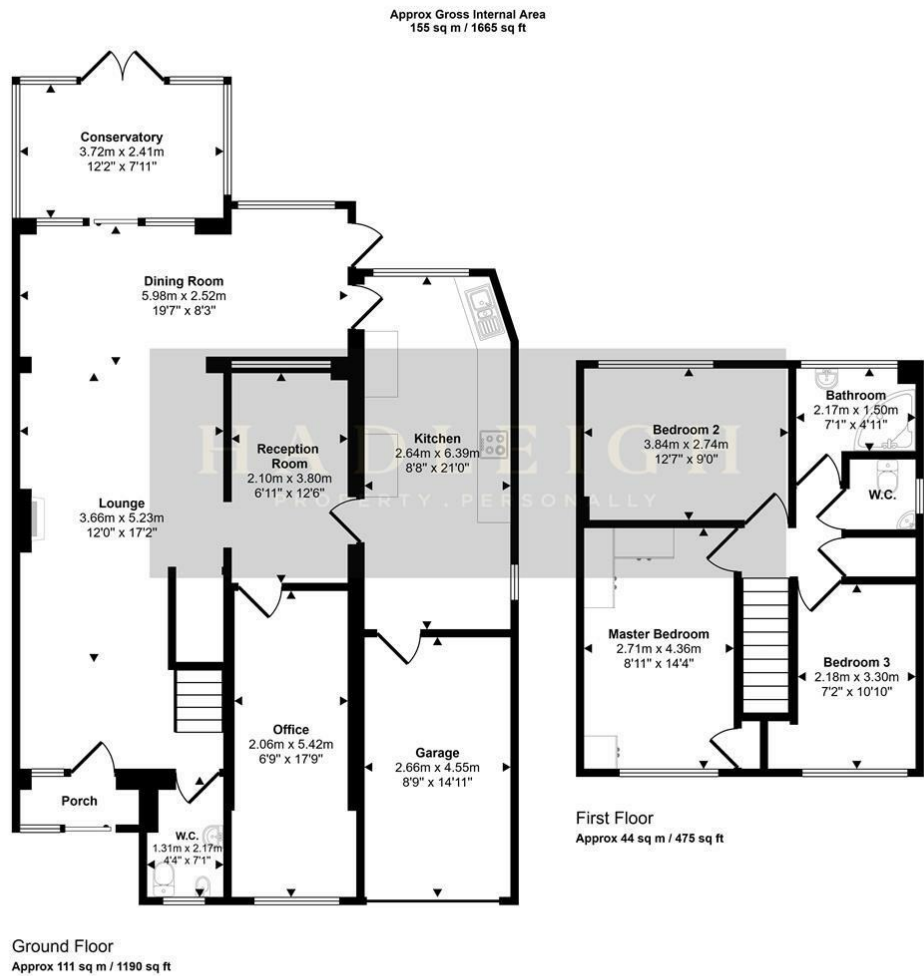
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC – D

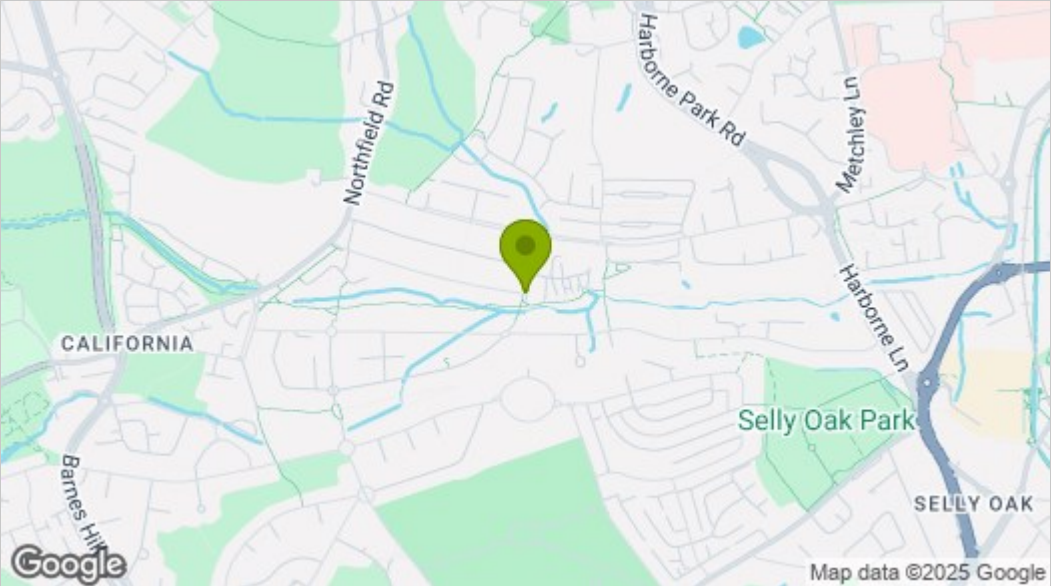
Council Tax Band – D

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

