



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

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## 81 Elmfield Road, Castle Bromwich, Birmingham B36 0HN Price £350,000

A stunning, freehold, 3 bedroomed detached family residence with extended and refitted breakfast kitchen, extended dining area and the installation of gas fired central heating and UPVC double glazing.

The property also benefits from a side garage (which has been split into a large storage area and separate utility/cloakroom). Ample off road parking to the front of the property.



Elmfield Road is located between its junction with Windleaves Road and Hawthorn Road. The property can also be accessed via Wyckham Road Castle Bromwich.

The property stands well back from the roadway behind a full width tarmac/foregarden/vehicular driveway providing ample off road parking for multiple vehicles.

In turn the property is built of traditional two storey brick construction and is surmounted by pitched tiled roof having full height bay to the front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### COMPOSITE FRONT DOOR LEADING TO

#### INNER HALLWAY

Large full height central heating radiator, laminated flooring, staircase to first floor and opening

#### INTERNALLY EXTENDED OPEN PLAN LOUNGE (FRONT)

15'8 x 13'9 (4.78m x 4.19m)

Matching laminated flooring, attractive feature wall, full height central heating radiator, UPVC double glazed bay window, understairs storage cupboard.

#### OPEN PLAN BREAKFAST KITCHEN (REAR)

16'8 x 10'3 (max) (5.08m x 3.12m (max) )

Single drainer twin bowl sink unit with mixer taps. An expensive range of modern refitted kitchen units comprising 2 double door and 2 single door base units. 2 full height larder units, central island with 4 pan drawers. Gas point for Range, double glazed bay window and sliding patio doors. Twin panel central heating radiator opening into

#### EXTENDED DINING AREA (REAR)

11'8 x 10' (3.56m x 3.05m)

Ceramic tiled floor, large double door storage unit, 3 single door wall units, UPVC bifold doors to outside. Spotlights.

The original side garage has been split into a Utility/Cloakroom and large storage area as follows.

#### UTILITY AREA

7'6 x 6'9 (2.29m x 2.06m)

Vanity wash hand basin, low flush w.c. Central heating radiator, plumbing for automatic washing machine, concealed IDEAL gas fired central heating boiler.

#### STORAGE AREA

7'8 x 6'9 (2.34m x 2.06m)

Roller shutter up and over door, work bench and storage space.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, loft access with pull down ladder.

#### BEDROOM 1 (REAR)

13'3 into rear bay x 10'5 (4.04m into rear bay x 3.18m)

Laminated flooring, 2 full height double door built in wardrobes, UPVC double glazed rear bay window, single panel central heating radiator.

#### BEDROOM 2 (FRONT)

13'5 x 10'2 (4.09m x 3.10m)

Laminated flooring, 2 double door built in wardrobes, UPVC double glazed bay window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

6'3 x 5'9 (1.91m x 1.75m)

UPVC double glazed window, single panel central heating radiator.

#### MODERN FAMILY BATHROOM (REAR)

7'6 x 5'10 (2.29m x 1.78m)

Panelled in bath with tiled splash back, separate shower cubicle, vanity wash hand basin with double door base unit below, low flush w.c.

### OUTSIDE

#### SPACIOUS REAR GARDEN COMPRISING

Rear decking, lawned rear garden, timber garden store and greenhouse.

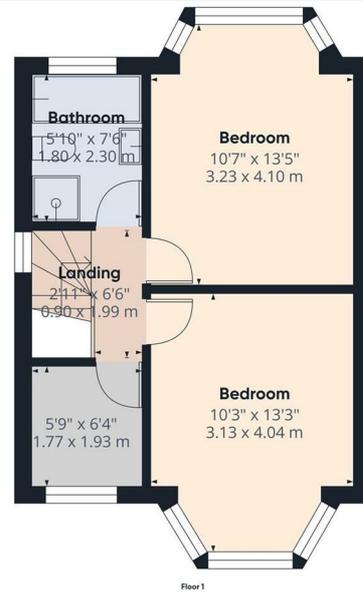
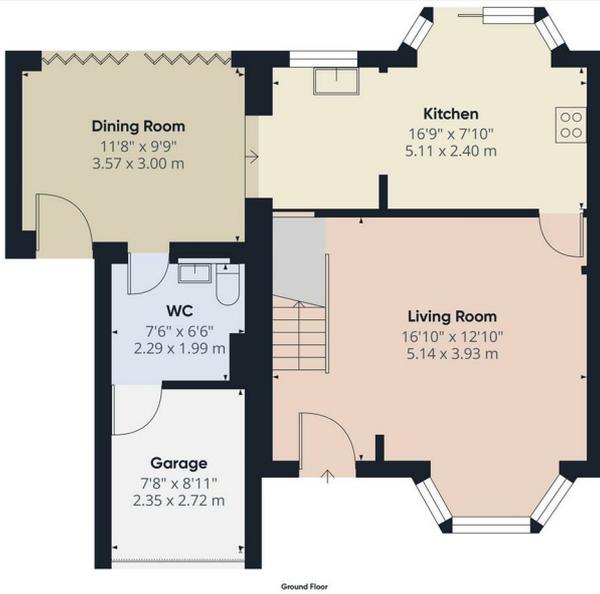
#### COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band D Council Tax Payable Per Annum £2,168.30 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**ALEX SMITH & Co.**

Approximate total area<sup>(1)</sup>  
359 ft<sup>2</sup>  
33.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS PAS 98 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**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

23 COLESHILL ROAD  
HODGE HILL  
BIRMINGHAM B36 8DT  
TEL: 0121-784 6660