



Elmhurst Road , Birmingham B21 9QB

- Through lounge 10'5" x 24'3"
 - Bathroom 6'7" x 9"
- Bedroom Two: 11'9" x 7'9"
- shower room 5'5" x 6'9"
- Kitchen 17'6" x 8'3"
- Bedroom One: 11'7" x 13'7"
- Bedroom Three: 9'5" x 11'6"

Offers Around £230,000 Freehold

Local Authority **Birmingham**
Council Tax Band **A**
EPC Rating **D**

An excellent opportunity for first-time buyers or buy-to-let investors to acquire a well-proportioned three-bedroom property in a popular and well-connected residential location.

The accommodation begins with a spacious through lounge measuring 10'5" x 24'3", offering flexible living and dining space and an ideal layout for modern family living or tenant appeal.

To the rear, the property benefits from a generously sized kitchen (17'6" x 8'3") providing ample worktop and storage space, with scope for personalisation or future value enhancement.

The ground floor also features a family bathroom measuring 6'7" x 9", fitted with a contemporary suite. Upstairs, the property offers three well-proportioned bedrooms, making it suitable for families, sharers, or rental use:

- Bedroom One: 11'7" x 13'7"
- Bedroom Two: 11'9" x 7'9"
- Bedroom Three: 9'5" x 11'6"

Further benefits include a separate shower room (5'5" x 6'9"), a valuable addition that enhances everyday practicality and rental demand.

Situated close to local amenities, schools, and excellent transport links, the property offers strong appeal for both owner-occupiers and investors seeking a solid rental return.

Viewing is highly recommended to fully appreciate the space, layout, and potential this property has to offer.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.