



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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