

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25
8UR
0121 783 3422
yardley@primeestatesuk.com



Elmcroft Road, Birmingham | Offers Over £250,000

**** EXTENDED SEMI DETACHED HOME ** NO UPWARD CHAIN ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** DRIVEWAY
** POPULAR LOCATION! ****

THIS FAMILY HOME! situated in a SOUGHT-AFTER LOCATION ON ELMCROFT ROAD AND NEEDS TO BE VIEWED BEFORE IT IS SNAPPED UP!!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING..

Accessed via DRIVEWAY, the property comprises of an entrance porch, hallway, DINING ROOM, EXTENDED REAR LOUNGE, EXTENDED KITCHEN & LOVELY FAMILY REAR GARDEN to the ground floor with THREE BEDROOMS and FAMILY SHOWER ROOM to the first floor.

The property benefits from central heating and double glazing (where specified)
SITUATED CLOSE TO LOCAL SCHOOLS SHOPS & TRANSPORT LINKS CALL NOW TO BOOK YOUR VIEWING

Energy Performance Certificate awaiting

www.primeestatesuk.com

**** EXTENDED SEMI DETACHED HOME ****
**** NO UPWARD CHAIN **** **THREE BEDROOMS**
**** TWO RECEPTION ROOMS **** **DRIVEWAY**
**** POPULAR LOCATION! ****

THIS FAMILY HOME! situated in a SOUGHT-AFTER LOCATION ON ELMCROFT ROAD AND NEEDS TO BE VIEWED BEFORE IT IS SNAPPED UP!!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING..

Accessed via DRIVEWAY, the property comprises of an entrance porch, hallway, DINING ROOM, EXTENDED REAR LOUNGE, EXTENDED KITCHEN & LOVELY FAMILY REAR GARDEN to the ground floor with THREE BEDROOMS and FAMILY SHOWER ROOM to the first floor.

The property benefits from central heating and double glazing (where specified) SITUATED CLOSE TO LOCAL SCHOOLS SHOPS & TRANSPORT LINKS CALL NOW TO BOOK YOUR VIEWING

Energy Performance Certificate awaiting

Additional Information

Mobile Coverage

EE -84%

3 - 81%

VODAFONE - 77%

O2 - 71%

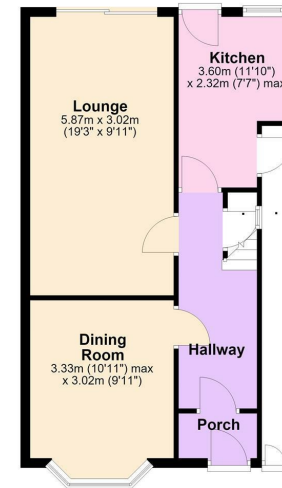
View broadband availability

Standard 12 Mbps 1 Mbps Good

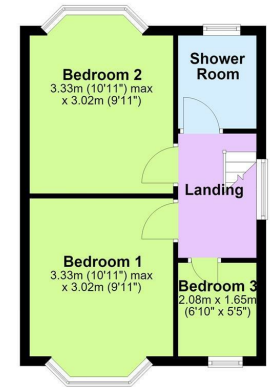
Superfast 73 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	