



Floor Layout



Total approx. floor area (1361 sqft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

James Laurence



REASSURINGLY LOCAL



Sir Johns Road

Selly Park

B29 7EP

Asking Price Of £430,000

- Beautiful Period Terrace House
- Three Storeys
- Four Bedrooms
- Family Bathroom with Separate WC



Sir Johns Road,
Selly Park, Birmingham, B29 7EP
Asking Price Of £430,000

Property Description

DESCRIPTION A beautifully presented four bedroom family home located in the highly popular Sir Johns Road, Selly Park.
A spacious mid-terraced property which has been modernised to a high standard whilst retaining character features throughout, with accommodation comprising:
Ground floor - Entrance hallway, leading to open-plan double lounge with laminate flooring sash windows, and original fireplace. To the rear of the lounge is an extended kitchen with WC & utility off, with a range of wall and base cabinets, integrated appliances and UPVC Double Glazed Windows to the side aspect.
First Floor - Stairs leading from the ground floor to the first floor with a carpeted landing leading to three double bedrooms and family bathroom.
The second floor features a converted loft double bedroom with velux windows and a generous amount of living space.
Outside of the property to the front, there is a garden with a lawn, flower beds and a path to the front door. To the rear there is a large garden with patio area, lawn, shed, and rear access.

LOCATION Sir Johns Road is a quiet residential street just off Pershore Road, offering ease of access to Birmingham city centre amenities and facilities, but with the benefits that the leafy suburb of Selly Park has to offer-such as a short walk to Cannon Hill park and Mac theatre. The location offers excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, Queen Elizabeth hospital, city amenities/plethora of independent restaurants of Edgbaston Village along with Moseley Village, whilst within walking distance are Birmingham University, the Dental school and Edgbaston cricket ground. The Priory tennis club and Edgbaston Golf club are within short walking distance, with the newly opened Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the city nearby.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.



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Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band: D

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-
Free Valuation: Please contact the office on to make an appointment.
Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.
Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.
Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

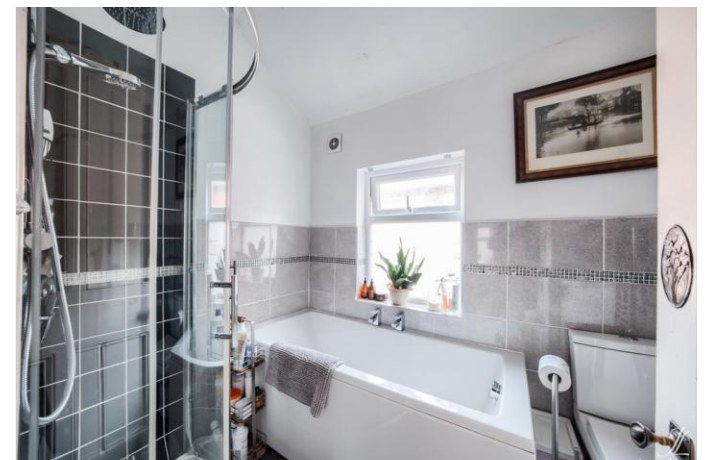
Part A

Council Tax /Domestic Rates: D
Asking price: £450,000
Tenure*: Freehold

Part B

Property type: Terraced House
Property construction: Purpose Built
Number and types of room: Four-bedrooms
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: We recommend you complete your own investigation
Mobile signal/coverage: We recommend you complete your own investigation
Parking: Secure, On-road residents' parking
Part C

Building safety: We recommend you complete your own investigation
Restrictions: N/a
Rights and easements: N/a
Flood risk: N/a
Coastal erosion risk: N/a.
Planning permission:
Accessibility/adaptations: N/a.
Coalfield or mining area: N/a.
Energy Performance Certificate (EPC):** D



To book a viewing of this property:

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