



Saunton Way

Selly Oak

Birmingham

B29 6QH

Asking Price Of **£325,000**

Semi-Detached House

Three Bedrooms

Driveway & Garage

Front & Rear Garden





Property Description

DESCRIPTION A well presented three-bedroom semi-detached house with a driveway, garage, and garden, located on a quiet suburban street in a popular Selly Oak location, close to the Queen Elizabeth Hospital.

The internal accommodation comprises an entrance hallway leading through to the lounge, with a kitchen / dining room off. The first floor features a landing, leading to three bedrooms and a family bathroom.

Outside, there is a driveway with lawned garden to the front of the property as well as a garage. To the rear is a well maintained lawned garden bordered by flower beds.

The property has been tastefully refurbished to a high standard throughout, and is sold with no upward chain. This property is equally suited to be used as a family home, or to be bought as a buy to let investment.

LOCATION Saunton Way is located in a quiet residential estate on the boarder of Selly Oak Park. Selly Oak Retail Park, The University of Birmingham, and Queen Elizabeth Hospital are all well within walking distance. Public transport links are plentiful with the closest bus stop located 0.4 miles away on Gibbins Road. Selly Oak train station is 1 mile from the property, providing a direct route into Birmingham City Centre.

JAMES LAURENCE ESTATE AGENTS

Agents Note: We have not tested any of the electrical, central heating or sanitaryware 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.

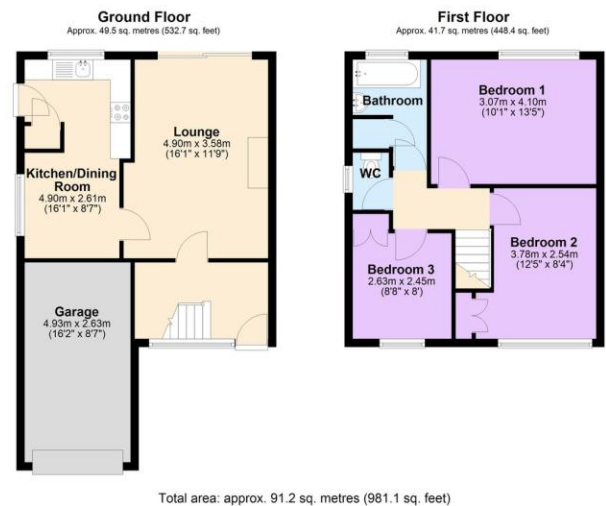
Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

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



Floor Layout



Total approx. floor area 981 sq ft (91 sq m)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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