

ENGLANDS



178 Reservoir Road

Selly Oak, Birmingham, B29 6TE

£220,000





PROPERTY DESCRIPTION

A well situated semi detached residence with central heating and double glazing (as specified), living room, fitted kitchen/diner, two bedrooms, bathroom/WC, rear garden and driveway.

Reservoir Road is well situated just off Harborne Lane and is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham, good local amenities at Harborne High Street as well as the two local retail parks: Selly Oak battery park and Selly Oak retail park. Also regular transport services to comprehensive City Centre leisure, entertainment and shopping facilities.

The property is set back from the road by a paved driveway with lawn area.

An internal inspection is essential and recommended to appreciate the accommodation which comprises in more detail:





Entrance door leads to porch area having obscured double glazed window. Opening to:

HALLWAY

Having ceiling light point, cupboard housing electric meter and stairs rising to first floor accommodation.

LIVING ROOM

3.74m max x 3.87m max into bay (12'3" max x 12'8" max into bay)
Having wooden style flooring, ceiling light point, radiator, UPVC double glazed bay window and wooden surround fireplace with tiled hearth.

KITCHEN/DINER

4.32m max x 3.88m max (14'2" max x 12'8" max)
Having UPVC double glazed windows to both the rear elevation and side passageway, UPVC double glazed door onto the rear garden, useful understairs built in storage cupboard, a range of matching wall and base units with worktop over. Single bowl sink drainer with mixer tap over, integrated oven with gas hob over, radiator, ceiling light point, fireplace and wooden style flooring. UPVC double glazed door leading to:

PASSAGEWAY

4.09m max x 1.71m max (13'5" max x 5'7" max)
Having glazed ceiling, ceiling strip lighting, wall mounted Ideal boiler, paved flooring, door leading to garden plus door leading to front access.

Stairs rising to first floor accommodation.

LANDING

Having ceiling light point and loft hatch access.

BEDROOM ONE FRONT

3.16m max x 3.74m max (10'4" max x 12'3" max)
Having UPVC double glazed window overlooking front, ceiling light point and radiator.

BEDROOM TWO REAR

3.14m max x 2.64m max (10'3" max x 8'7" max)
Having UPVC double glazed window overlooking garden, ceiling light point and radiator.

BATHROOM

1.73m max into shower x 2.37m max (5'8" max into shower x 7'9" max)
Having panelled bathtub with wall mounted electric shower over, wall mounted hand wash basin and low flush WC. UPVC obscured double glazed window, extractor fan, ceiling light point, vinyl flooring, radiator, tiling to walls, built in storage cupboard and wall mounted downflow fan heater.

OUTSIDE

REAR GARDEN

Having paved patio area with steps leading to lawn, a range of evergreen trees and shrubs, and fence panels to three sides.

ADDITIONAL INFORMATION

Council Tax Band: B

Tenure: Freehold



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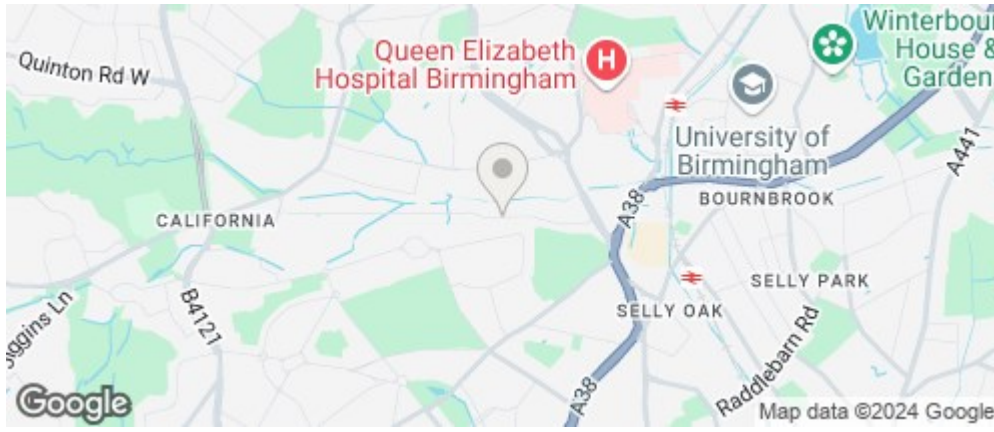




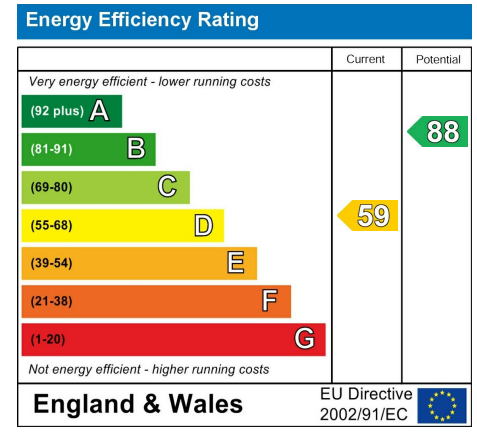
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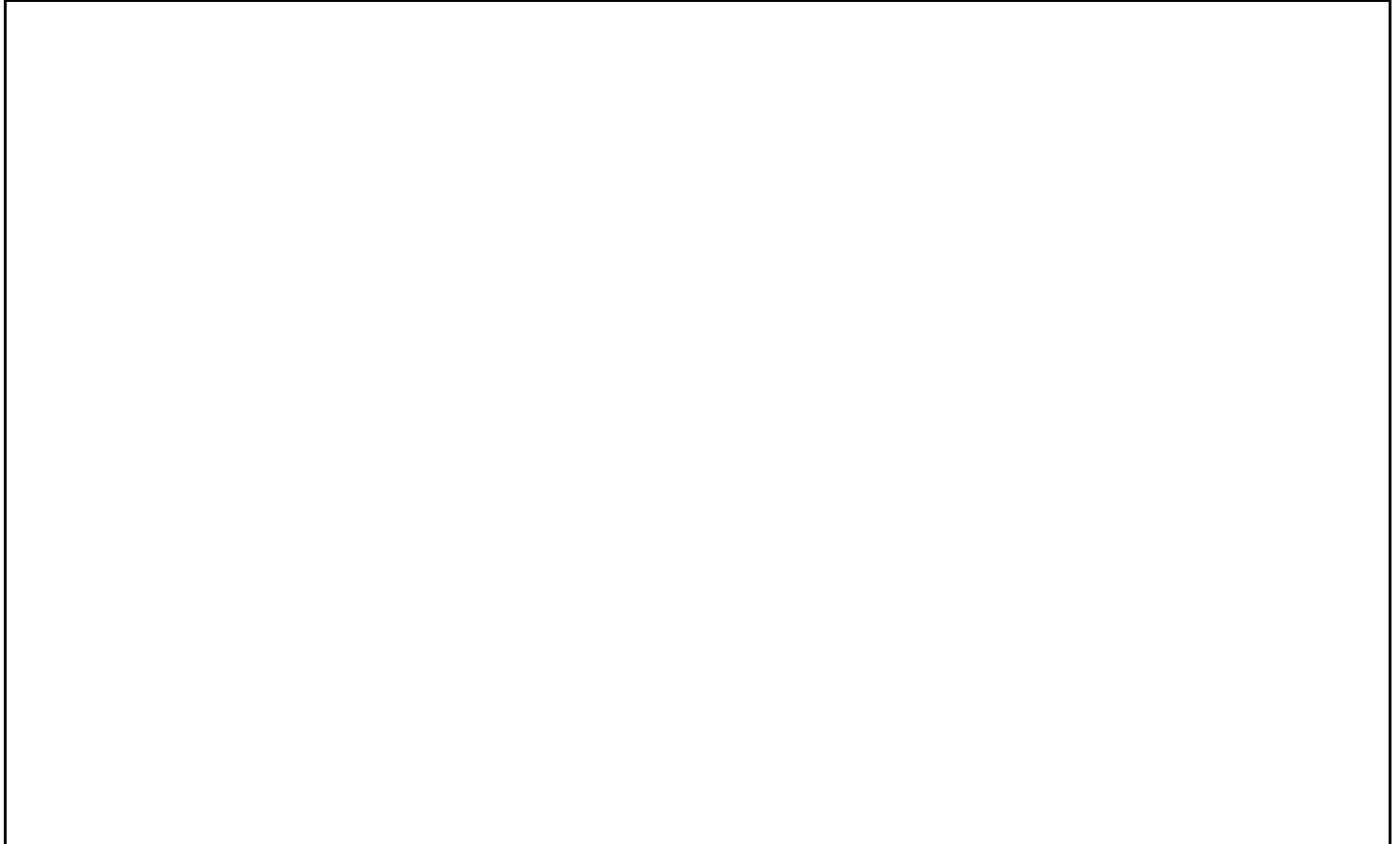
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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