

ENGLANDS



182 Sellywood Road
Bournville, Birmingham, B30 1TJ

£319,000





PROPERTY DESCRIPTION

Three bedrooomed terraced property set in a very quiet location on the sought-after Bournville Village Trust Estate. Briefly comprising: spacious lounge/dining room, fitted kitchen, utility room/WC, three bedrooms, shower room, rear garden with home office and rear parking.

The property is very well-located for all local amenities and within easy reach of Bournville Village Green. The Queen Elizabeth Hospital, Royal Orthopaedic Hospital and University of Birmingham are within easy reach as well as Birmingham city centre.

The property benefits from having solar panels, which not only reduces electricity costs, but also produces annual payments.



Property is located off a pedestrian walkway and behind a front garden comprising evergreen shrubs, flowers and lawn. Pathway to front door. UPVC double glazed entrance door with UPVC double glazed side windows lead into:

PORCH

Having ceiling light point, fuse board and fitted shelving. Glazed inner door leading into:

LOUNGE/DINING ROOM

5.77m max x 3.63m max (18'11" max x 11'10" max)
Having large UPVC double glazed window looking over the front, wood-style flooring, two ceiling light points, fireplace with marble style surround and hearth and inset electric fire, coving to ceiling, radiator and useful fitted shelving and cupboards to one wall. Part glazed inner door leads into:

INNER LOBBY

Having ceiling light point, radiator, stairs rising to first floor accommodation and useful storage cupboard.

UTILITY ROOM

Having low flush WC, full complementary tiling to walls, rigid vinyl flooring, radiator, wall-mounted corner wash handbasin with mixer tap over, plumbing for washing machine, two ceiling light points, double glazed window with obscured glass and extractor fan.

KITCHEN

3.85m max x 2.77m max (12'7" max x 9'1" max)
Having a range of matching wall and base units, laminate work surfaces, integrated appliances include Bosch electric oven, Bosch microwave, fridge/freezer, Bosch electric hob with wall-mounted extractor fan above, 1 1/2 bowl stainless steel sink drainer with mixer tap over, appliance space for dishwasher, tile-effect flooring, part complementary tiling to walls, UPVC double glazed window overlooking the rear garden, fluorescent ceiling strip light, radiator and built-in shelving.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light point, loft access hatch and useful storage cupboard. Further storage cupboard housing the wall-mounted Worcester gas Combi boiler.

BEDROOM ONE - FRONT

4.61m max x 2.82m max (15'1" max x 9'3" max)
having UPVC double window overlooking the front, radiator, built-in cupboard and ceiling light point.

BEDROOM TWO - FRONT

3.68m max x 2.9m max (12'0" max x 9'6" max)
Having UPVC double glazed window overlooking the front, radiator and ceiling light point.

BEDROOM THREE - REAR

2.81m max x 2.29m max (9'2" max x 7'6" max)
Having UPVC double glazed window overlooking the garden, radiator, ceiling light point and built-in cupboard.

SHOWER ROOM

Having walk-in shower cubicle with wall-mounted electric shower, full complementary tiling to walls, rigid vinyl flooring, pedestal wash hand basin with mixer tap over, low flush WC, vertical radiator, wall-mounted fan heater, extractor fan, ceiling light point and UPVC double glazed window with obscured glass.

OUTSIDE

Rear Garden.

Having paved seating area, then paved slope down to lower level lawn, having flower borders with evergreen shrubs and flowers and trees. A gate leads through to rear of property where there is a parking space and electric vehicle charging point.

HOME OFFICE

4.64m max x 2.38m max (15'2" max x 7'9" max)
Having laminate flooring, UPVC double glazed window overlooking the garden, two ceiling strip lights and ample space for two workstations. Solar panel controls, charger and batteries for the solar panel system.

ADDITIONAL INFORMATION

There is an annual management charge payable to BVT, currently £110.03.

Tenure: Freehold

Council Tax Band - C

The property benefits from 2.5kW of solar panels on the roof, which generate electricity throughout the day, reducing household electricity costs. The panels are owned by the vendors and will be sold with the property. The vendors have installed a smart solar battery storage system which means that even if generated electricity is not used during daylight hours, it is stored and can be used later in the day. Additionally, the solar installation has a Feed in Tariff (FIT) arrangement from the government, where all electricity generated brings in cash payments, paid quarterly. The FIT has returned £1000-1500 per annum in recent years, in addition to cost savings from the electricity itself. The property also benefits from a 7kW AC EV charger and time of use electricity tariffs to keep costs even lower.



ENGLANDS





ENGLANDS

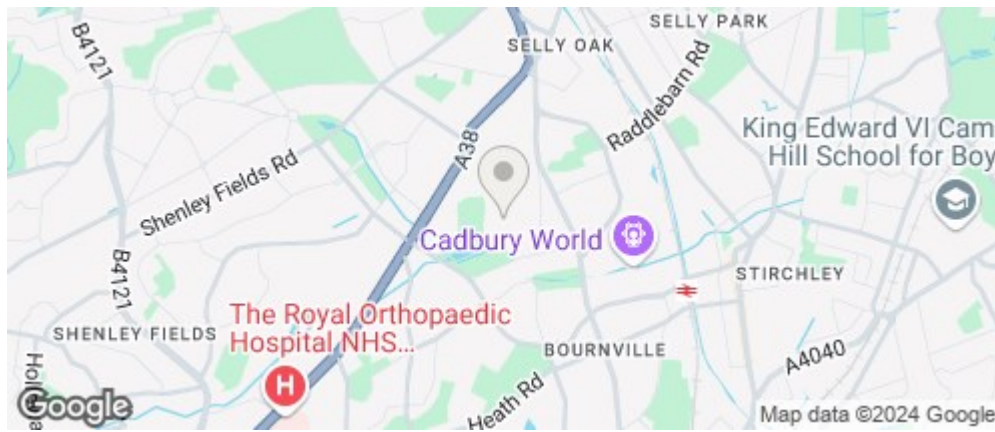




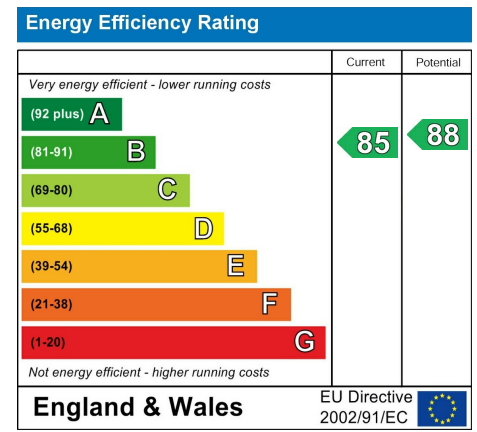
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.