



**32 KENSINGTON ROAD**

SELLY PARK, BIRMINGHAM B29 7LW

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS





# 32 KENSINGTON ROAD £850,000

SELLY PARK

A charming 5 bedroomed Victorian detached house situated in a quiet road within a popular residential area.

## Situation

The property is situated in a popular and pleasant residential road and within the Selly Park Conservation Area. Selly Park lies some 3 miles to the south of Birmingham City Centre which is easily accessed via the nearby A441 Pershore Road.

## Description

32 Kensington Road is a substantial detached residence, built we believe in 1895 and displaying much Victorian character and charm. The property offers flexible family living accommodation set over 3 floors (plus cellar) extending in all to some 2,384 sq ft (222 sq m).

The property is entered via glazed double doors into an enclosed entrance porch. A handsome inner front door with stained and leaded glass opens into the inviting reception hall with wood flooring.

The two main reception rooms are to the right hand side: the lovely large sitting room has a wide bay window to the front and a beautiful fireplace with decorative tiled slips, dark wood surround and coal effect gas fire. The dining room enjoys fine views of the garden through a glazed door opening to the rear terrace, and there is another attractive fireplace with coal effect gas fire.

The breakfast kitchen is adjacent to the dining room and also enjoys views of the rear garden and access to the terrace via a glazed door. This is a homely room with space to seat 6 around a breakfast table. There is a quarry tiled floor, cream painted units with quality dark-wood work tops, and a Rangemaster Classic gas cooker with 6 ring gas hob. A door off the kitchen leads down to the cellar, with the area at the top of the stairs serving as a useful pantry. A further door off the kitchen opens into the utility room where there is space and plumbing for

a washing machine as well as space for a fridge and freezer.

Continuing through the utility room, there is a rear extension which has been cleverly designed to operate as a self-contained annex if required. There is a kitchenette, bathroom, and a large room to the rear which can function as a bedsit, home office, games room or second sitting room.

On the first floor are three excellent double bedrooms (two facing the rear, one to the front). There is a house bathroom with bath, WC and wash basin, and a separate shower room on the half landing with shower, wash basin and WC.

On the second floor are two further good-sized double rooms, one with window to the front, the other with rooflights to the rear.

## Outside

To the front of the house is a gravel driveway providing off-road parking for two or three cars, and there is a single garage with power and lighting. To the rear is a most delightful garden which stretches some 210 feet (65m) from the back of the house. There is a raised terrace with steps down to a large, level lawn, planted rockeries and mature hedgerows. At the mid-point of the garden is a paved sun terrace beyond which is a further lawned area leading to a vegetable garden to the far end. There is a greenhouse and three timber sheds for garden storage. We have measured the total plot size to be in the order of 0.26 acre (0.11 ha).

## General Information

**Tenure:** The property is understood to be Freehold.  
**Council Tax:** Band F.

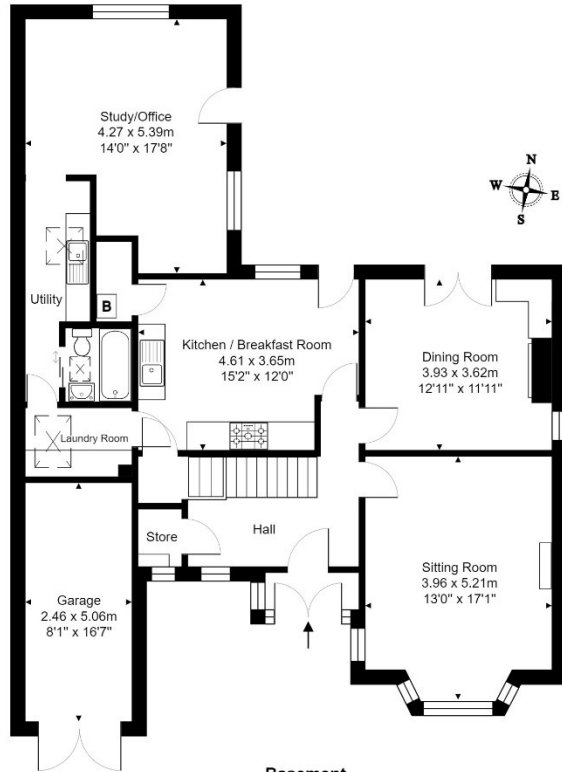




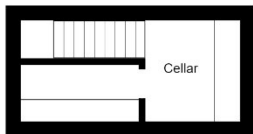


To view this property call Robert Powell on **0121 454 6930**

**Ground Floor**  
Area: approx 111.1 m<sup>2</sup> ... 1196 ft<sup>2</sup>



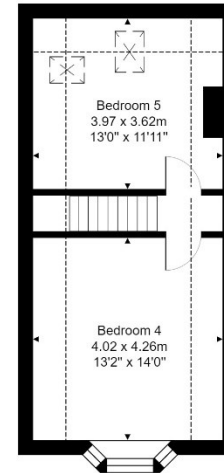
**Basement**  
Area: approx 10.0 m<sup>2</sup> ... 108 ft<sup>2</sup>



**First Floor**  
Area: approx 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup>



**Second Floor**  
Area: approx 36.5 m<sup>2</sup> ... 393 ft<sup>2</sup>



## 32 Kensington Road

Total Area: approx 221.5 m<sup>2</sup> ... 2384 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Dotted line denotes reduced head height  
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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