



44 KENSINGTON ROAD
SELLY PARK, BIRMINGHAM B29 7LW

Robert Powell
RESIDENTIAL SALES & LETTINGS

44 KENSINGTON ROAD £1,250,000

SELLY PARK

A contemporary detached house providing stylish yet practical family accommodation extending to some 3,096 sq ft (288 sq m) including a vast open-plan kitchen/living/dining space, separate living room, study, 6 bedrooms and three bath/shower rooms.

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

44 Kensington Road was comprehensively redeveloped in 2016, turning the original 1940's house into a stunning modern family home, finished to a high specification including underfloor heating to the whole ground floor. Boasting accommodation totalling some 3096 sq ft (288 sq m) the property is perfect for modern family living. The centrepiece of the house is a dramatic open-plan kitchen and living space at the back of the house which spans an impressive 45 ft (14m). In addition to this are the 6 double bedrooms including a fabulous master suite with dressing room and luxury bathroom.

The house is entered via a wide, solid wood front door leading into the reception hall. Smart engineered oak flooring continues through an opening into the main living and dining space to the rear. Bespoke fitted shelving and drawers beneath the stairs provides storage and display space, and there is a smart cloakroom WC just off the hall.

The open-plan kitchen/dining/living space is the true hub of the house and is ideal for family life and entertaining. The living area is to one end and has wide bi-folding doors opening to the rear terrace and a bespoke fitted media unit with cupboards, drawers and a granite top. The dining area has a further set of bi-fold doors to the rear and is large enough to accommodate a dining table for at least 8 people. A breakfast bar separates the dining area from the kitchen.

The kitchen is modern and sleek with flush fitting base and wall units with a quality marble effect resin work-top. Integrated appliances include microwave oven, coffee machine, wine cooler, dishwasher, range cooker with two

ovens, separate grill and six ring gas hob, space and plumbing for American style fridge freezer. A door off the kitchen leads into the utility room with further fitted base units, one and a half bowl sink, space and plumbing for washing machine and tumble dryer, door to garden, door to garage.

There is a good-sized separate sitting room with window to the front and a contemporary wall mounted bio-ethanol fire. Completing the ground floor accommodation is the study which has fitted furniture and storage and window to the front.

On the first floor is an impressive landing with picture window to the front and large skylight above the stairs. The master suite includes a large double bedroom with Juliet style balcony with glass balustrade, dressing area with extensive fitted wardrobes, and an excellent en suite with oval-shaped bath, WC, wash basin and shower enclosure. There are five further double bedrooms which are served by two further bath/shower rooms.

Outside

To the front, the property enjoys a particularly wide frontage which is made up of a block paved parking area for 3 or 4 cars as well as a landscape fore-garden with water feature. There is an integral garage with electric up and over door and pedestrian door leading into the utility room.

To the rear is a private garden including a large raised terrace with steps down to a lawn which wraps around the house to one side where there are raised beds and a timber shed. We have measured the total plot to be in the order of 0.22 acre.

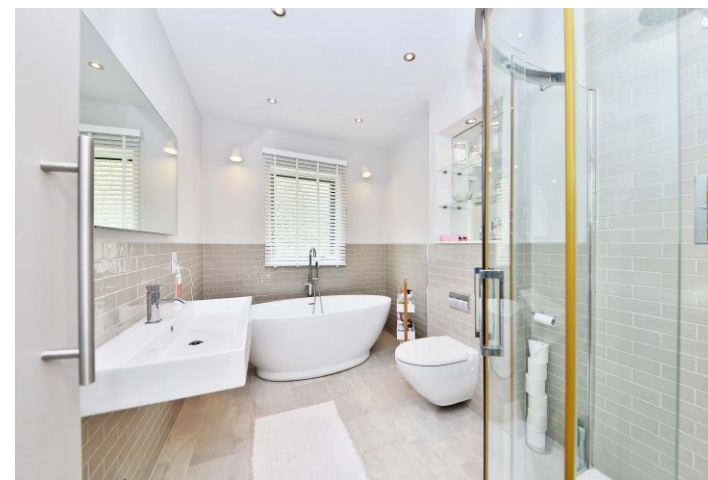
General Information

Tenure: We understand the property is freehold.

Council Tax: Band E

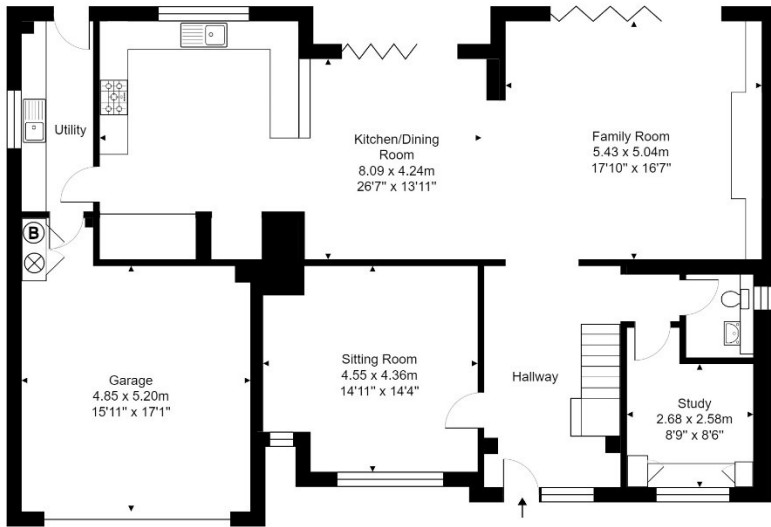
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To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Area: approx 150.3 m² ... 1618 ft²



First Floor
Area: approx 137.3 m² ... 1478 ft²



44 Kensington Road in Selly Park

Total Area: approx 287.7 m² ... 3096 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

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