



**66 WITHERFORD WAY**

SELLY OAK, BIRMINGHAM B29 4AS

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS





# 66 WITHERFORD WAY £450,000

SELLY OAK

A well-presented 3 bedroomed semi-detached house with delightful south-west facing gardens and being situated on the prestigious Bournville Village Trust Estate.

## Situation

Witherford Way is ideally situated for easy access to Birmingham City Centre which is some 5 miles distant along the A38 Bristol Road. The University of Birmingham and The Queen Elizabeth Hospital are both within two miles, and local shopping is a mile away at Battery Retail Park including a large Sainsbury's supermarket, Marks and Spencer Food Hall and retailers such as Next and Superdrug. There are some very good schools nearby, both in the state and private sectors and in particular the property falls within the catchment for the much-coveted University of Birmingham School.

## Description

66 Witherford Way is a traditional red brick semi-detached house which offers well-presented living accommodation set over two floors, extending in all to approximately 1,200 sq ft (112 sq m). The house is entered via an enclosed entrance porch which leads into the hall which has dark wood effect laminate flooring which runs through the ground floor.

The living/dining room was previously two separate reception rooms knocked through to create a large open-plan space, and with both doorways remaining it could easily be returned to separate living rooms if desired. The dining area is to the front and has fitted cupboards either side of the chimneybreast. The living area has full height windows and central double doors opening to the garden, and a wall mounted log flame effect electric fire.

The kitchen has a window to the rear and is fitted with modern white gloss base and wall units with

contrasting wood effect acrylic work-surfaces, integrated dishwasher, electric oven, electric hob with extractor, space for fridge freezer. A door off the kitchen leads into the large utility room which was formerly a garage and now offers excellent storage and laundry space. The double garage doors to the front remain, and there is a door leading into the rear garden. A ground floor shower room has recently been installed and includes a shower, wash basin and WC.

On the first floor is a landing with store room off which houses the modern Worcester gas central heating boiler. Bedroom one is a large double room with window to the front. Bedroom two is also a good-sized double room with delightful views over the garden to the rear. Bedroom three is a smaller room which also enjoys fine views over the garden and beyond. The bedrooms are served by a house shower room which has corner shower, wash basin, and WC.

## Outside

To the front of the property is an attractively planted fore-garden. A paved area provides potential parking for a small car, with further ample parking being available on street. To the rear is a most delightful south-west facing garden which has a paved patio, substantial timber shed, upper lawn with well-stocked borders, steps down to lower lawn with further beds and borders and a second paved patio. To the far end of the garden is a vegetable patch with pathway running through.

## General Information

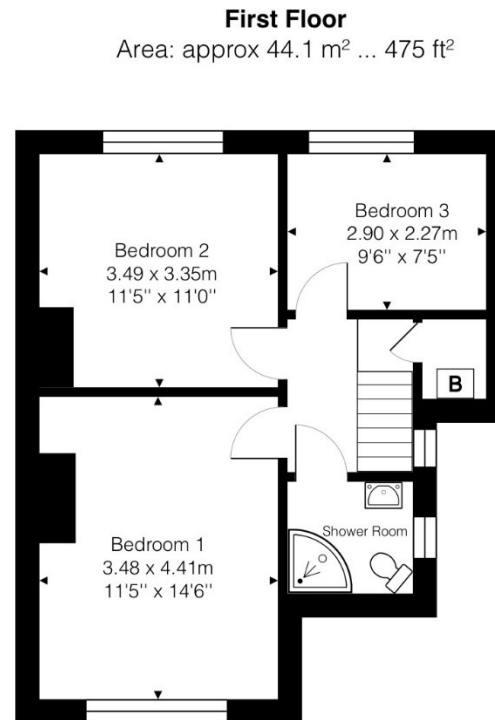
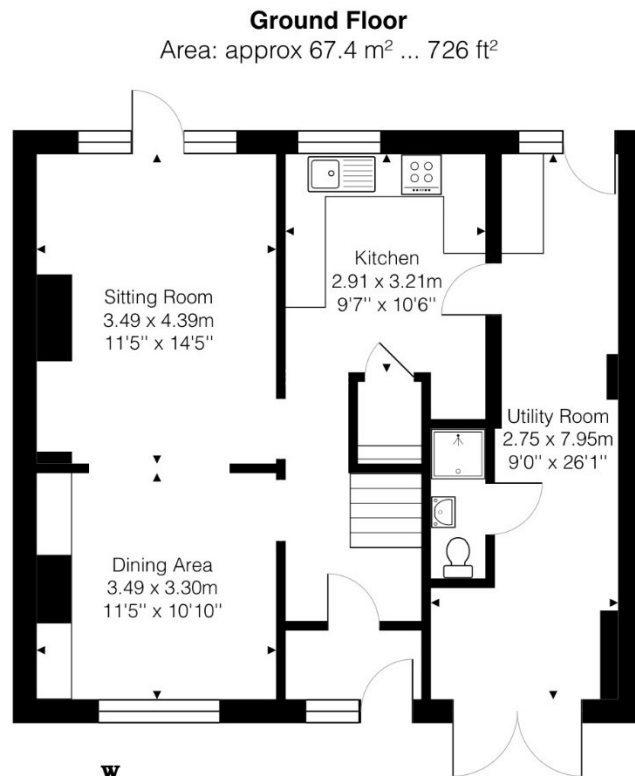
**Tenure:** The property is understood to be freehold.

**Council Tax:** Band D





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



66 Witherford Way, Selly Oak, B29 4AS.

Total Area: approx 111.6 m<sup>2</sup> ... 1201 ft<sup>2</sup>

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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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