



6 SERPENTINE ROAD

SELLY PARK, BIRMINGHAM B29 7HU

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£825,000

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A fine detached 4-bedroom family home, dating from 1928, set in attractive southwest facing gardens of a third of an acre. The property also offers excellent potential to extend further (subject to consents) and is situated within a Conservation area on a popular residential road within Selly Park.

Situation

The property is situated in the heart of leafy Selly Park in a popular and pleasant residential area set within the Selly Park Conservation Area and lies adjacent to St Stephens Church. Selly Park lies only some 3 miles south of Birmingham City Centre, which is easily accessed via the Bristol Road (A38) and the Pershore Road (A441) and is also well placed for access to local amenities, shops, hospitals, and schools, as well as major transport links for both road and rail.

Description

6 Serpentine Road is a fine detached family home, originally dating from 1928, and set within delightful mature gardens. The house offers attractive creme rendered elevations, predominantly set beneath pitched tiled roofs and with a projecting double bay window to the front façade. The well laid out living space is ideally suited for family occupation and provides an excellent opportunity for extending further (subject to any necessary consents), with a large single storey detached garage block located to the west of the house. Modern features include double glazing, and gas fired central heating (with a new boiler installed in 2022).





Accommodation

Extending in all to some 2,416 *sq. ft. (224 sq.m.)*, and set over two floors, the well laid out accommodation enjoys excellent levels of natural light throughout, and comprises as follows:

On the Ground Floor

An **entrance vestibule** continues through into the central **reception hall**. There is an inner lobby connecting through to the utility/laundry room, and which also gives access off to a **cloakroom**.

The front **study/morning room** has a double glazed bay window to the front aspect, fitted bookcase, and a feature central fireplace (not currently operational) with a timber surround and tiled hearth.

The excellent rear **sitting room** has sliding double glazed patio doors out onto the south facing terrace and gardens, moulded ceiling covings and a feature fireplace (not operational) with timber surround, marble hearth and slips.

The **dining room** links directly into the kitchen/breakfast room and enjoys a fine southerly aspect over the rear gardens.

The **kitchen/breakfast room** has sliding double glazed patio doors leading out onto the rear terrace and is fitted with a range of base and wall mounted cupboards, useful deep corner pantry cupboard, ample work surface areas, a one and a half bowl single drainer sink unit and built in appliances to include a Neff oven and grill, electric induction hob with extractor fan over, and space for an upright fridge freezer and dishwasher.

There is a separate good size **utility/laundry room**, with fitted base cupboards, single bowl stainless steel sink unit, space for an upright freezer and half height fridge,





as well as space/plumbing for both a washing machine and dryer.

On the First Floor

From the reception hall a staircase leads up to the first floor landing, **Main bedroom 1** with fitted wardrobes to the one wall and bay window to the front aspect. There are a further **3 bedrooms**, and a modern **family shower room** with large, glazed walk in shower cubicle, pedestal wash hand basin, and a WC.

Outside

The front driveway (redone together with the front wall in 2021) provides off-road parking for several cars with a raised lawned area with retaining low level brick wall, to the one side. Access is also gained to the single garage/workshop, as well as the large detached **double garage** (with conversion potential subject to any necessary consents). Secure pedestrian side access to the side of the garage, leading back to the rear gardens.

The gardens are located predominantly to the rear of the property, with an extensive paved seating terrace, and good size lawn. Beyond this is a further area of kitchen garden, with fruit cage and additional natural wild garden.

The house and gardens in all extend to around 0.32 acre.

GENERAL INFORMATION

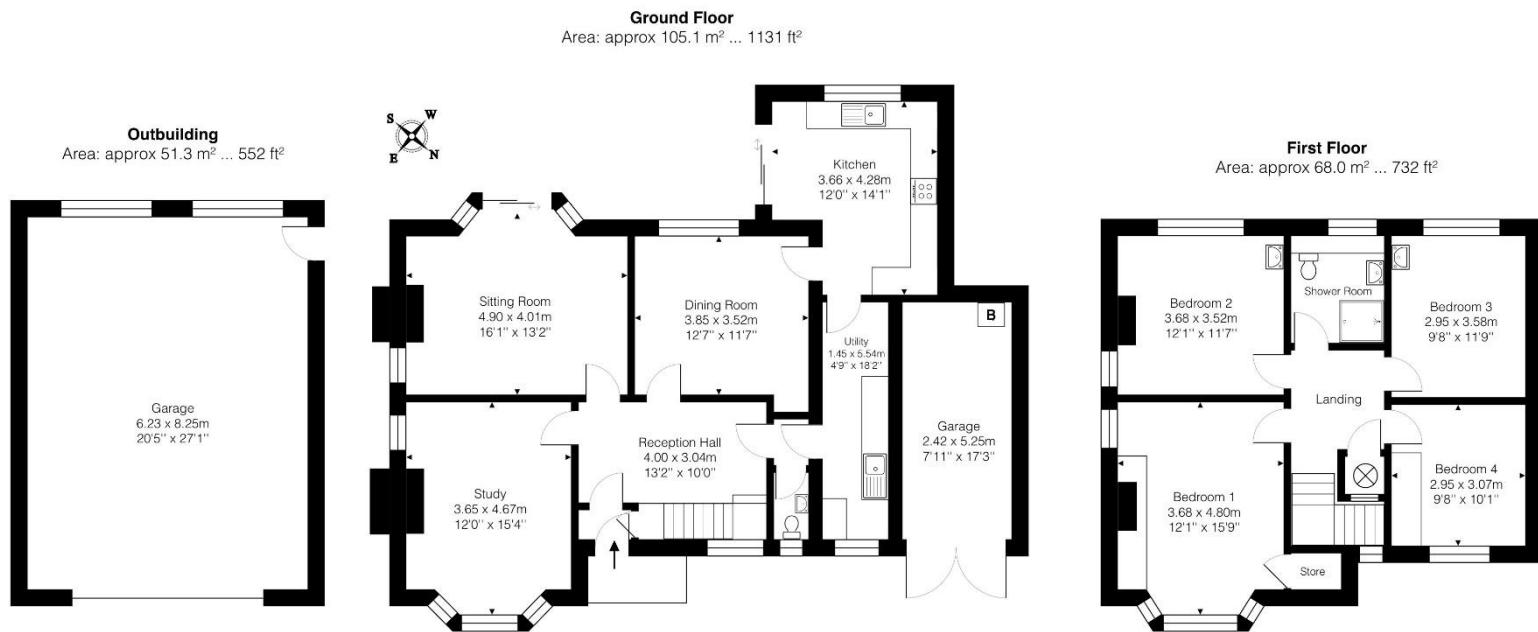
Tenure: The property is Freehold. **The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.**

Council Tax Band: F

Published February 2025







6 Serpentine Road, Selly Park, Birmingham, B29 7HU.

Total Area: approx 224.4 m² ... 2416 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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