



42 UPLAND ROAD

SELLY PARK, BIRMINGHAM B29 7JS

Robert  Powell
RESIDENTIAL SALES & LETTINGS



42 UPLAND ROAD

£695,000

SELLY PARK

A detached character house in need of some modernisation but offering fantastic potential to create a fabulous family home in a prime location.

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. King Edwards School and Birmingham University's main campus are both less than a mile away, and the Queen Elizabeth Hospital is within a mile and a half.

Description

42 Upland Road is an attractive detached house which offers approximately 1,901 sq ft of accommodation set over two floors. This characterful property is in need of modernisation throughout but provides an exciting opportunity for the new owner to extend and improve (subject to consents) to their own requirements and specification.

The property is entered via a brick-arched open porch leading to an attractive stained and leaded glass front door which opens into the reception hall. There are two main reception rooms, one with bay window to the front, the other with glazed door opening to the rear. In addition there is as a breakfast room which leads through into the fitted

kitchen. A door off the kitchen opens into the garage, and another door leads into a lobby, off which is a utility room and a separate WC.

On the first floor are four bedrooms; including three double rooms (one with en suite shower room) and a small single bedroom. There is a good-sized family bathroom with bath, separate shower, WC, and wash basin.

Outside

To the front of the property is a concrete slabbed driveway set behind a fore-garden with mature shrubs and trees providing good screening from the road. There is an integral garage with power and lighting. To the rear is a good-sized garden which includes a crazy-paved patio, lawn, and many mature shrubs and trees. We have measured the total plot to be in the order of 0.2 acre.

General Information

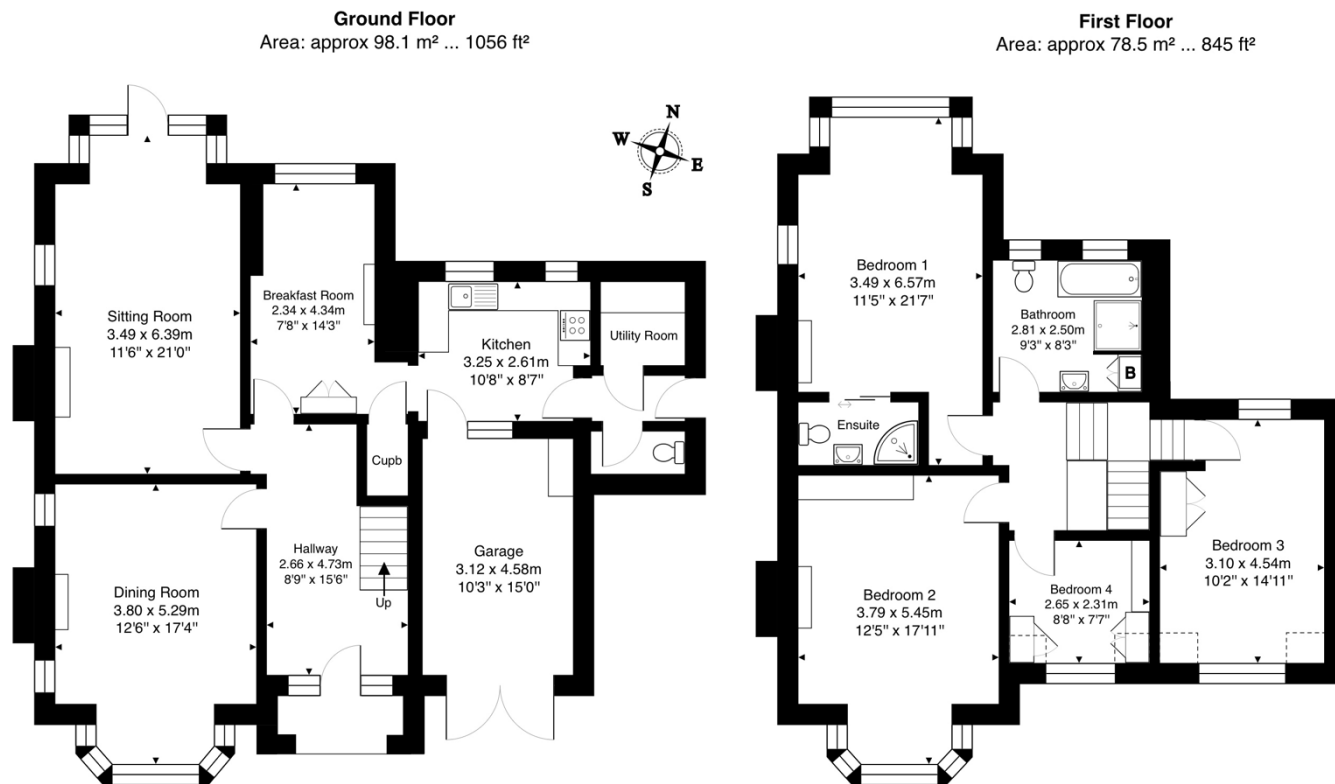
Tenure: The property is understood to be Freehold.

Council Tax: Band F

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To view this property call Robert Powell on 0121 454 6930



42 Upland Road, Selly Park, Birmingham, B29 7JS.

Total Area: approx 176.6 m² ... 1901 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		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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