



36 Third Avenue

Selly Park, Birmingham, B29 7EX

Offers Over £385,000



LOVELY THREE BEDROOM PERIOD HOME IN THIS BEAUTIFUL TREE-LINED ROAD This is a wonderful larger style period mid-terrace home which has been modernised but retains a wealth of period details throughout. Ideally located for all of the local places of interest which includes being a short stroll in Cannon Hill Park but also ideal for the Dental Hospital, QE Hospital, Birmingham University, City Centre and also the well renowned local schools in the area. The property itself offers the following accommodation, pretty fore garden, entrance vestibule with Minton flooring, entrance hallway, through lounge and dining room with fireplaces, superb breakfast kitchen dining room with French doors and integrated appliances and a wonderful mature and landscaped rear garden. To the first floor there are three bedrooms and a re-fitted modern bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this wonderful home, please contact our Moseley Office.



Approach

This well presented period terrace complete with original style features is accessed via front shared pathway with low maintenance slate fore garden with circular patio with path leading to an original style hardwood front entry door complete with original style furnishings opening into:

Entrance Vestibule

With Minton tiled floor covering and original style single glazed hardwood interior door complete with frosted glazed insets opening into:

Entrance Hall

With wooden flooring, decorative ceiling rose with light point, decorative cornice, decorative picture rail, central heating radiator, stairs giving rise to the first floor landing, decorative archway with plaster corbels and stained glass original style interior door opens into:

Open Plan Living/Dining Room

28'0" (into bay) x 10'11" (into chimney recess) (8.55m (into bay) x 3.33m (into chimney recess))

Dining area with double glazed bay window complete with original stained glass insets giving views to the front aspect, central heating radiator, wood effect floor covering, decorative picture rail, decorative ceiling rose with light point, cornice to ceiling, inset decorative fireplace with decorative slate surround and hearth and open walkway through to living area.

With decorative ceiling rose with light point, decorative picture rail, fire place with cast iron surround with wooden decorative mantle piece and tiled hearth, floor to ceiling double glazed window giving views to the rear garden, central heating radiator and further stained glass interior door opening onto:

Re-Fitted Kitchen/Dining Room

19'10" x 9'11" (into bay) (6.05m x 3.02m (into bay))

Dining area with continued wood effect floor covering, double glazed bay window to the side aspect, central heating radiator, door opening into under stairs storage cupboard/pantry with in-built shelving. Kitchen with re-fitted wall and base units, inset five ring burner 'CDA' gas hob, integrated 'Neff' oven, wall mounted 'Vaillant' central heating boiler, roll edge wooden work surfaces with inset Belfast ceramic sink with hot and cold mixer tap, further integrated fridge and freezer, double glazed French doors giving access to the rear garden, further double glazed window to side, two drop down ceiling light points and finished with stainless steel upstands and handmade tiled splashback by the hob and Ventaxia humidistat on the end wall.

First Floor Accommodation

From hallway staircase gives rise to the first floor split level landing with ceiling light point, decorative picture rail, loft access point with pull down ladder,

door opening into over stairs storage area and stripped wooden period interior doors opening into:

Bedroom One

16'2" x 12'2" (4.93m x 3.73m)

With two double glazed windows to the front aspect, decorative picture rail, ceiling light point, central heating radiator and exposed wooden floorboards.

Bedroom Two

10'2" x 12'9" (3.10m x 3.91m)

With double glazed window to the rear aspect, ceiling light point, decorative picture rail, built-in triple wardrobes to alcoves and central heating radiator.

Bedroom Three

10'9" x 8'5" (3.29m x 2.57m)

With double glazed window to the rear aspect, central heating radiator, ceiling light point and further in-built triple wardrobe.

Bathroom

8'2" x 5'3" (2.49m x 1.61m)

With a re-fitted bathroom suite comprised of roll top bath with claw feet with hot and cold mixer taps, glass shower screen and 'Triton' electric power shower and rainfall shower above, sink in unit with mixer tap over, low flush WC, frosted double glazed

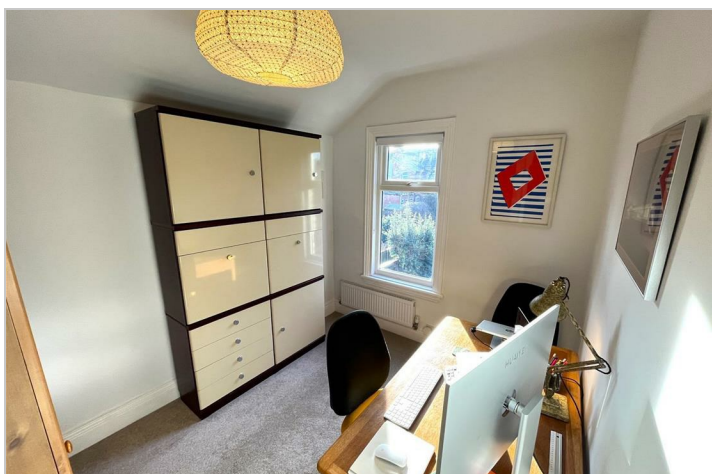
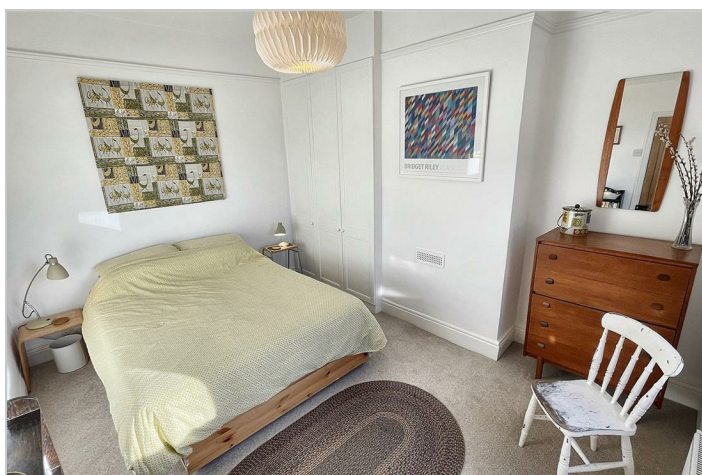
window to the side aspect, central heating towel rail, ceiling light point and limestone tiling to flooring and further tiling to walls.

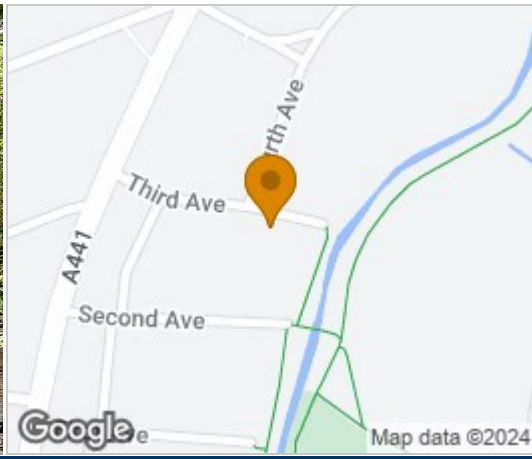
Rear Garden

Offers a blue engineering brick path and patio leading to the side of the property and shared access gate to the front of the property. Patio leading further onto landscaped garden with patio areas and decorative flowerbeds to all borders housing a mature selection of plants and shrubs and leading to rear garden area with blue engineer circular brick patio with pond and being finished with panel fencing to borders and a garden shed to the rear.

Council Tax

According to the Direct Gov website the Council Tax Band for 36, Third Avenue Selly Park, Birmingham, West Midlands, B29 7EX is band D and the annual Council Tax amount is approximately £1,905.73, subject to confirmation from your legal representative.





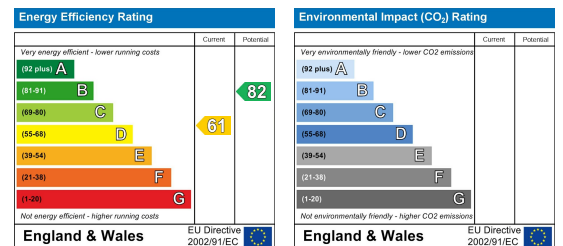
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.