



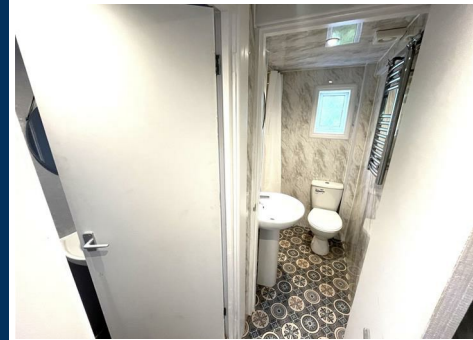
27 Hobson Road

Selly Park, Birmingham, B29 7QA

Guide Price £290,000



****FOUR BEDROOM TERRACE HOME WITH LOFT ROOM WITH NO UPWARD CHAIN ALSO WITH HMO POTENTIAL!**** Lovely four bedroom mid-terrace home in this fantastic location in Selly Park which offers not only excellent access into the City Centre, QE Hospital and University via the nearby transport links but also the local attractions which include Cannon Hill Park and Edgbaston Cricket Ground via the River Rea walk which is located behind the house. The property itself has to offer the following centrally heated and double glazed (where stated) accommodation; shallow fore garden, hallway, two reception rooms, kitchen, downstairs shower room and separate WC. To the first floor there are four bedrooms and a further space-saving staircase leading to useable loft room and separate WC. The property also offers a rear garden and no upward chain. Energy Efficiency Rating D. An open day slot is available, to arrange your viewing please call our Moseley sales team. to arrange your viewing please call our Moseley sales team.



Approach

With a shallow fore garden leading to wooden front entrance door opening into hallway;

Hallway

With dado rail, ceiling light point, door opening into under stairs storage cupboard for hiding useful storage, stairs giving rise to first floor accommodation and doors opening into first reception room;

Reception Room One

10'7" into bay window x 9'1" (3.23 into bay window x 2.79)
Having dado rail, double glazed bay window to front aspect, ceiling light point and central heated radiator;

Reception Room Two

12'6" x 12'2" (3.83 x 3.73)
With double glazed window facing rear aspect, ceiling light point, central heated radiator and dado rail and door leading into kitchen;

Kitchen

6'7" x 13'10" (2.02 x 4.22)
With wall mounted 'Ideal' combination boiler, white base units and work surfaces, stainless steel sink drainer with mixer tap over, cooker, hob and extractor, built in washing machine, space for fridge freezer and space for dishwasher, lino to flooring, ceiling light point, wall mounted extractor fan, double glazed window with accompanying opaque door leading out onto side aspect and rear garden; open walk way into the inner lobby which leads to separate WC;

WC

3'0" x 4'9" (0.93 x 1.47)

Tiling to flooring, sink on pedestal with mixer tap over, low flush wc, opaque double glazed window to side aspect, ceiling light point, ceiling extractor fan and a further door opening into shower room;

Shower Room

6'0" x 4'7" (1.85 x 1.41)

Low flush WC, sink on pedestal with mixer tap over, shower cubicle with shower attachment above, ceiling spot lights, wall mounted heated towel rail, ceiling extractor fan and double glazed opaque window to rear aspect, continued lino to flooring;

First Floor Landing Area

With ceiling light point, space save stairs giving rise to second floor and doors opening into first bedroom;

Bedroom One

12'2" x 7'1" (3.72 x 2.16)

With central heated radiator, ceiling light point and double glazed window to front aspect.

Bedroom Two

11'7" x 8'11" (3.54 x 2.73)

With double glazed window to rear aspect, ceiling light point and central heated radiator.

Bedroom Three

6'8" x 13'10" (2.04 x 4.23)

With double glazed window to rear aspect, ceiling light point and central heated radiator.

Bedroom Four

7'1" x 12'2" (2.16 x 3.71)

With double glazed window to front aspect, ceiling light point and central heated radiator, space saving stairs leading to;

Second Floor

Landing area with ceiling light point, door opening into storage space and further door opening into bedroom;

Loft Room

8'9" with restricted head height x 13'1" 144'4" (2.69 with restricted head height x 4.44)

With velux window, ceiling light point, eaves storage, wall mounted electric heater and open walk way into separate WC;

WC

4'10" x 2'11" (1.49 x 0.90)

With lino to flooring, sink on pedestal with mixer tap over, low flush WC, ceiling light point and ceiling extractor fan.

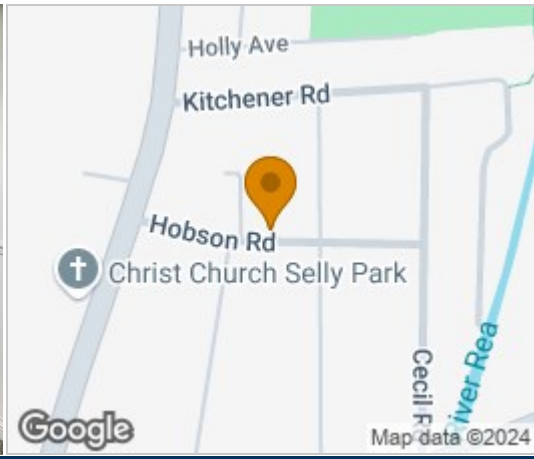
Garden

Accessed from the kitchen, leading to side return and gate opening into a rear garden with lawned turf area and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 27 Hobson Road Selly Park, Birmingham, B29 7QA is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





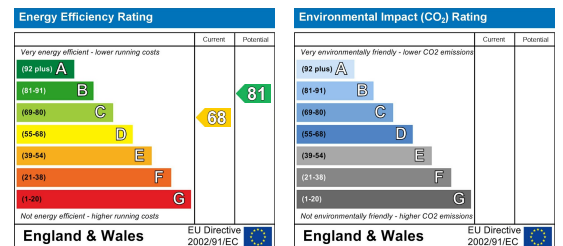
Floor Plan



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.