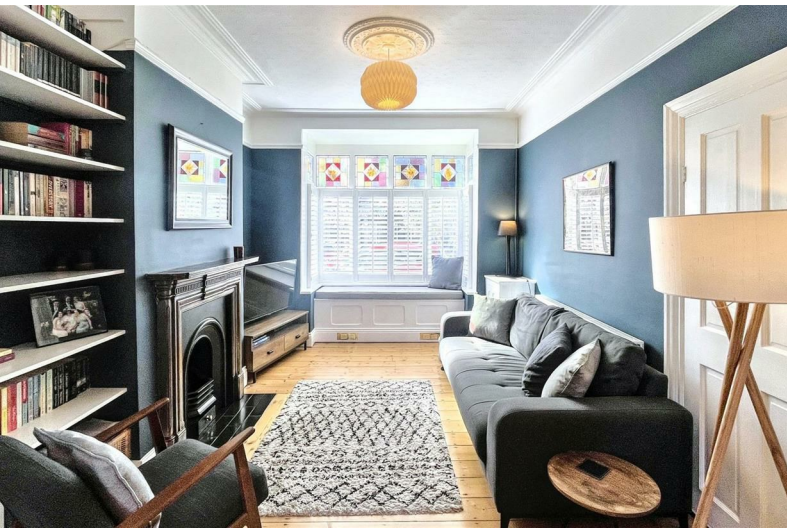




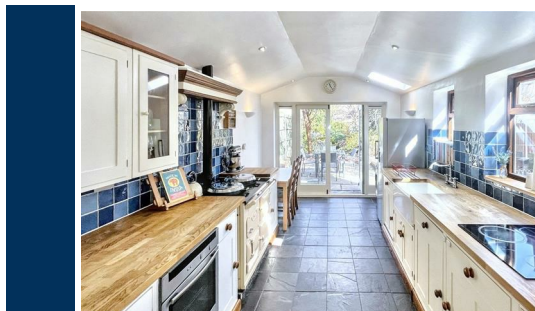
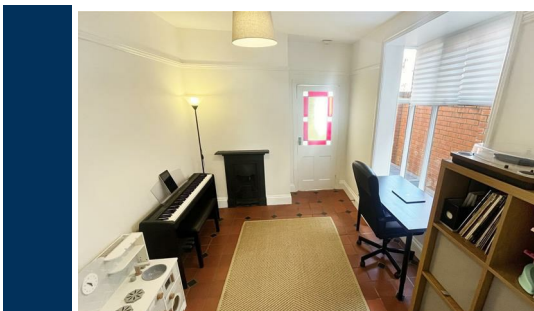
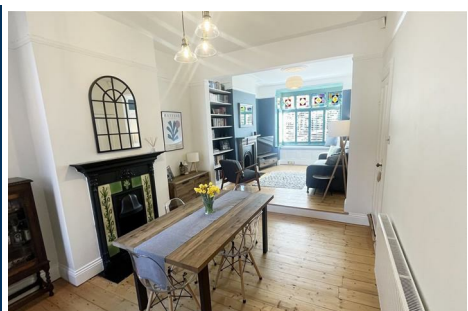
## 15 Second Avenue

Selly Park, Birmingham, B29 7HD

Offers Over £395,000



**\*LOVELY THREE-BEDROOM PERIOD HOME IN THIS BEAUTIFUL TREE-LINED ROAD\*** Beautiful 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 to 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 with lovely blossoms, inner vestibule with Minton flooring, entrance hallway, through lounge and dining room with original fireplaces, middle reception room that can also be used as a playroom or study, downstairs shower room, kitchen/diner extension with access to a landscaped rear garden. To the first floor there are three bedrooms and a re-fitted family bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this wonderful home, please contact our Moseley Office.



### Approach

The property is approached via a shared pathway with front fore garden with decorative blossom and leading to a front entry wooden door opening into:

### Inner Vestibule

With original Minton flooring, ceiling light point and original stained glass wooden door with window above opening into:

### Hallway

With wooden flooring, stairs giving rise to the second floor accommodation, central heating radiator, decorative coving to ceiling, ceiling light point, decorative archway, two doors opening into:

### Through Living/Dining Area

full measurements 28'6" into bay (full measurements 8.71 into bay)

### Living Room

12'3" x 10'7" (3.74 x 3.24)

With double glazed bay window with original stained glass windows above and built-in shutters and seating bench overlooking the front aspect, exposed wooden floorboards, central heating radiator, picture rail, decorative coving to ceiling, ceiling light point with decorative ceiling rose, feature fireplace with tiled hearth, surround and mantle piece and walkway into:

### Dining Area

11'0" x 13'1" (3.37 x 4.01)

With central heating radiator, ceiling light point, picture rail, original fireplace with tiled hearth and surround and mantle piece, double glazed window to the rear aspect and further door opening into:

### Reception Room

10'2" x 12'7" (3.10 x 3.85)

With quarry tiled flooring, central heating radiator, picture rail, decorative ceiling rose with ceiling light point, glazed window to the side aspect, original fireplace, door opening into under stairs storage cupboard providing useful storage and ceiling light point and further door opening into:

### Inner Lobby

With tiling to flooring, barn door with accompanying double glazed window to the side aspect, ceiling spotlights and door opening into:

### Downstairs Shower Room

5'6" x 4'11" (1.69 x 1.52)

With tiling to flooring, sink on pedestal with two taps over, low flush WC, corner bath with shower over, ceiling spotlights, ceiling extractor fan, tiling to flooring and wall mounted heated towel rail.

### Kitchen

18'0" x 9'6" (5.5 x 2.90)

With tiled flooring, white wall and base units with wooden work surfaces incorporating Belfast sink with mixer tap over, incorporating 'Neff' cooker, 'Belling'

electric hob, Aga, space for tumble dryer and fridge freezer, ceiling spotlights, two Velux windows, two double glazed windows to the side aspect, wall mounted light points, wall mounted extractor fan, double glazed patio door giving views and access to the rear garden and door opening into storage cupboard housing the Worcester boiler.

#### First Floor Accommodation

Staircase gives rise to the first floor landing with ceiling light point, wall mounted light point, loft access point with pull down ladder, door opening into over stairs storage cupboard providing useful storage and further doors opening into:

#### Bedroom One

12'3" x 14'2" (3.75 x 4.33)

With ceiling light point with decorative ceiling rose, decorative coving to ceiling, picture rail, two double glazed windows to the front aspect and central heating radiator.

#### Bedroom Two

8'3" x 13'1" (2.52 x 4.01)

With central heating radiator, decorative coving to ceiling, ceiling light point with decorative ceiling rose and double glazed sash window to the rear aspect.

#### Bedroom Three

10'9" x 8'4" (3.30 x 2.55)

With double glazed sash window to the rear aspect, ceiling light point and central heating radiator.

#### Bathroom

7'6" x 5'1" (2.30 x 1.55)

With wooden laminate to flooring, three piece bathroom suite with sink on pedestal with two taps over, low flush WC, bath with mixer tap over and shower attachment above, wall mounted towel rail, tiling to splash backs, ceiling spotlights and double glazed opaque sash window to the side aspect.

#### Loft

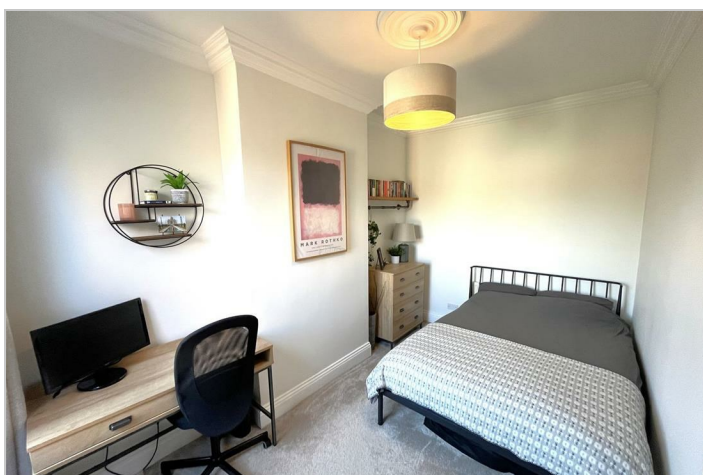
Boarded for storage

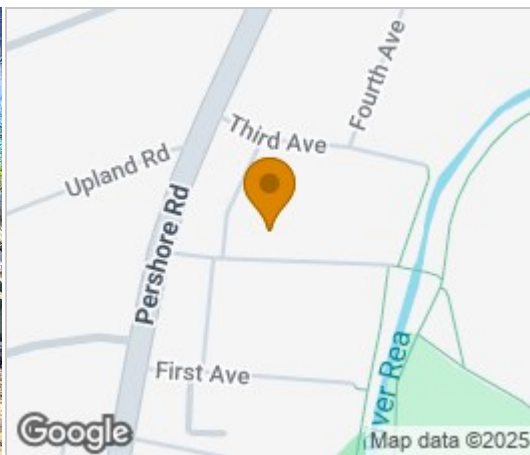
#### Rear Garden

With a paved patio area with decorative trees and shrubs to borders with a stone chipping pathway leading to the rear garden with a further patio area with mature trees and shrubs surround and fencing to borders.

#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 15 Second Avenue, Selly Park, Birmingham, B29 7HD is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.





## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.

## Energy Efficiency Graph

