



293 Gristhorpe Road

Selly Park, Birmingham, B29 7SN

Offers In The Region Of £290,000



A WONDERFUL THREE BEDROOM EXTENDED SEMI-DETACHED PERIOD HOME Located in this much sought-after, pretty, tree lined road is this beautifully presented and characterful, three bedroom, three storey home which has been extended and offers fantastic accommodation throughout. Offering great access to all of the nearby places of interest including Stirchley's vibrant high street, excellent transport links via the nearby train stations at Bournville and Selly Oak with their excellent commuter links to the nearby Q.E. Hospital, Birmingham University and the City Centre. Selly Oak and Cotteridge's amenities are also close at hand. You couldn't be better placed! The house itself offers the following; pretty fore garden, entrance hall, open plan living and dining room with feature bay window, modern kitchen, guest wc and a rear extension / home office leading onto a lovely mature rear garden. To the first floor there is a lovely main bedroom, second bedroom, four piece bathroom and a further staircase gives rise to the top floor third dormer bedroom. To book your viewing please call our Bournville sales team.



Approach

This very well presented, extended and much improved character three bedroom semi detached property is approached via a low level front wall, fence and hedgerow borders leading to a low maintenance front fore garden with a varied selection of mature plants and shrubs leading to a composite front entry door with glazed inset and double glazed window above opening into:

Entrance Hall

With cornice to ceiling, various in-built meter boxes, ceiling light point, contemporary tiling to flooring and stained glass stripped pine interior door opening into:

Open Plan Living/Dining Room

Open Plan Dining/Living Room

26' 1" (into bay) x 12' 6" (into chimney recess (max) x 9' 0" (min) (7.95m x 3.8m x 2.75m)

With original single glazed wooden framed bay window with stained glass insets to the front aspect with in-built window seat and storage, original style cast iron fireplace with tiled hearth, wooden floor covering, central heating radiator, cornice to ceiling, ceiling light point with decorative ceiling rose and open archway through to the living area. With further decorative cast iron fireplace with wooden mantle piece and tiled hearth, double glazed French doors to the rear garden, cornice to ceiling, ceiling light point with decorative ceiling rose, further central heating radiator, striped pine interior door opening into:

Inner Lobby

Stairs gives rise to the first floor landing, ceiling light point, door opening into under stairs storage cupboard and further interior door opens into:

Kitchen

10' 11" x 7' 4" (to window recess) (3.32m x 2.23m)

With a selection of hardwood shaker style matching wall and base units with roll edge work surfaces, integrated one

and half bowl stainless steel sink and drainer with hot and cold mixer, double glazed window to the side aspect, recessed spots to ceiling, further ceiling light point, space facility for washing machine and fridge freezer, central heating radiator, tiled effect floor covering, space facility for an electric cooker with in-built stainless steel extractor over, tiling to splash backs, cornice to ceiling and open walkway through to:

Rear Lobby Area

With further in-built storage, laminate wood effect floor covering, ceiling light point and interior door opening into:

Ground Floor WC

With frosted double glazed window to the front aspect, wall mounted wash hand basin with hot and cold taps, tiling to splash backs, push button low flush WC, central heating radiator, ceiling light point and tiled floor covering.

Rear Dining Room/Office Extension

10' 3" x 9' 10" (3.13m x 2.99m)

From rear lobby an open archway opens into dining room with double glazed French doors to the rear garden, double glazed window to the side aspect, central heating radiator, continued laminate wood effect floor covering, recessed spots to ceiling and two wall mounted uplighters.

First Floor Accommodation

From inner lobby turning staircase gives rise to the first floor landing with double glazed picture window to the side aspect, ceiling light point, stairs with decorative balustrades giving rise to top floor loft conversion and interior doors open into:

Bedroom One

12' 5" (into recess) x 11' 3" (3.79m x 3.44m)

With refurbished double glazed Victoria style sash windows to the front aspect, central heating radiator, ceiling light point, cornice to ceiling inset cast iron decorative fireplace with tiled hearth.

Bedroom Two

7' 7" x 12' 7" (into chimney recess) (2.32m x 3.83m)

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

Bathroom

11' 0" x 7' 5" (3.35m x 2.27m)

With a four piece bathroom suite comprising walk-in shower with tiling to splash backs and main power shower over, roll edge claw footed Victorian style free standing bath with hot and cold mixer and telephone shower attachment. frosted double glazed window to the rear aspect, low flush WC, wash hand basin on pedestal, further tiling to splash backs, wall mounted heated towel rail, door opening into boiler cupboard housing Vaillant combination boiler and in-built storage.

Loft Conversion

From first floor landing stairs gives rise to the top for landing with double glazed Velux roof light to the rear aspect, ceiling light point and interior door opening into:

Bedroom Three

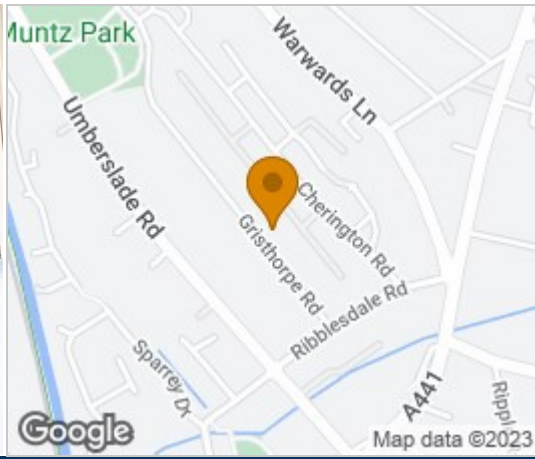
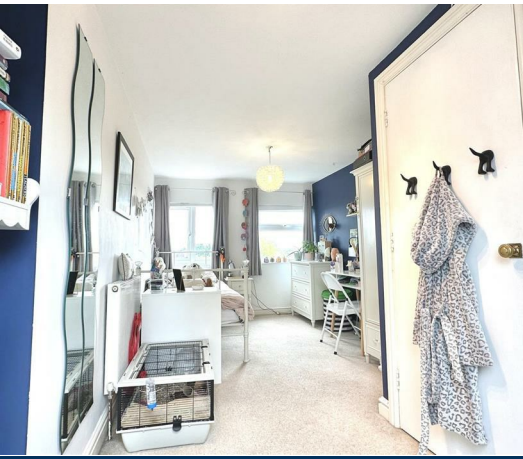
17' 11" x 8' 4" (5.47m x 2.55m)

With double glazed Velux roof light to the front aspect, two double glazed windows with dormer to rear aspect, ceiling light point, two central heating radiators, storage area to eaves space with further Velux double glazed window to the front aspect.

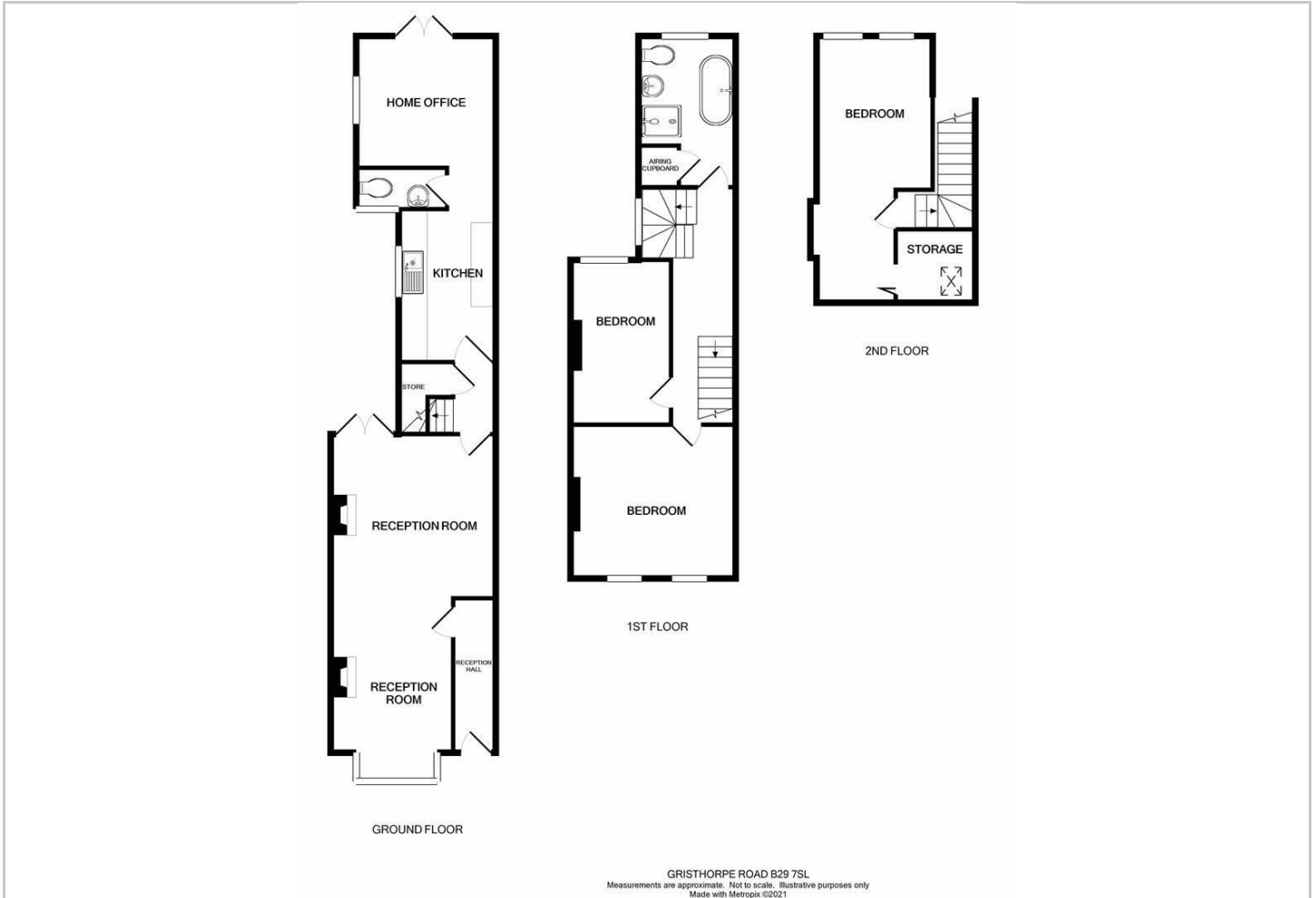
Mature Rear Garden

Being accessed from living room or rear dining room extension gives access out onto a block paved patio area with side return pergola with door to front side passage to front garden. Patio area then opens through a decorative archway leads to a rear mature garden with mainly mature lawn, raised decking area, decorative flowerbeds to borders and a varied selection of mature trees, plants and shrubs including weeping willow and hedgerows and panel fencing to borders. Rear garden area has a block slabbed patio area, raised sleeper flower beds to borders, further panel fencing and an area suitable for a garden shed.





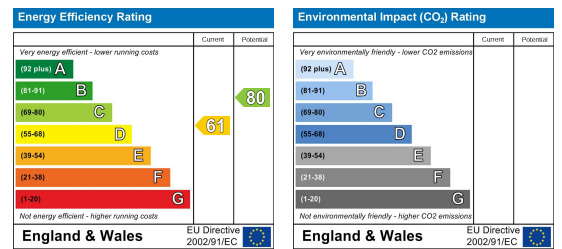
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 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.