



153 Gristhorpe Road

Selly Park, Birmingham, B29 7SL

Offers In The Region Of £320,000



IMMACULATE, CHARACTER, ENLARGED SEMI-DETACHED HOME WITH WONDERFUL PARK VIEWS Located in this much sought-after, tree lined road on the Selly Park / Stirchley border is this lovely traditional, enlarged three bedroom semi-detached home which offers great space and light throughout and has the bonus of having lovely park views ! 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 QE 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 accommodation on offer offers a lovely blend of character features and modern updates and briefly comprises; pretty fore garden, storm porch, entrance hallway, guest wc and storage room, open plan living and dining room opening up to a enlarged kitchen, rear lean-to /conservatory / utility and a landscaped rear garden with rear access / parking potential. To the first floor there are two good double bedrooms, further single bedroom, loft room being accessed via pull down ladders and a modern four piece bathroom. To book your viewing of this lovely home please call our Bournville sales team!



Approach

This beautifully presented and enlarged, traditional three bedroom semi detached property is approached via a wrought iron front opening gate on to a blue slate pathway with mature front fore garden with hedgerows to boundary and low level wall and mature lawn with decorative flowerbeds to borders then with step leading down to a UPVC front entry door with accompanying frosted glazed windows to the side and above opening into:

Entrance Hall

With ceiling light point, cornice to ceiling, decorative balustrades stairs giving rise to the first floor landing, wood effect floor covering, central heating radiator, under stairs storage area and under stairs in-built cupboard and interior door opens into:

Guest WC

8'3" x 6'3" (2.54 x 1.93)

With push button low flush WC, frosted double glazed window to the front aspect, ceiling light point, cornice to ceiling, central heating radiator, contemporary wall mounted wash hand basin with hot and cold mixer, tiling to splash backs, continued laminate wood flooring and door opens into:

Storage Cupboard

7'6" x 3'4" (2.3 x 1.03)

With in-built shelving, in-built gas meter, continued laminate wood floor covering and providing excellent storage space.

Dining Room

13'11" x 10'5" (4.25 x 3.18)

With double glazed French doors with accompanying double glazed side windows giving views and access to the rear garden, recessed spots to ceiling, cornice to ceiling, central heating radiator, continued laminate wood effect floor covering, wall mounted shelving to alcoves including wall mounted light points and glazed interior French doors opening into:

Front Reception Room

14'10" to bay x 10'8" (4.53 to bay x 3.26)

With inset feature gas fire with raised hearth and decorative wooden mantle piece and surround, double glazed bay window giving views to the park, ceiling light point and central heating radiator.

Kitchen

10'4" x 10'5" max (3.15 x 3.2 max)

From dining room open archway opens into the enlarged kitchen with a matching selection of shaker style wall and base units with wood effect work surfaces, integrated double Smeg oven with four ring burner Smeg gas hob with in-built extractor over, glazed back-lit display units, tiling to splash backs, wine rack, space facility for fridge and freezer, integrated dishwasher, integrated one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, double glazed window to rear lean-to, wall mounted contemporary heated chrome radiator, recessed spots to ceiling, continued laminate wood effect floor covering and interior door opens into:

Lean-To

7'8" x 10'5" (2.35 x 3.2)

Currently being used for storage and utility with plumbing facility for washing machine, tumble dryer, work surface, tiled floor and sliding patio door giving access to the rear garden.

Rear Garden

Being accessed from the lead-to or dining room leads to an initial landscaped sandstone patio area with decorative edgings which continued path and further patio to the rear and also incorporating rear mature lawn with decorative flowerbeds to all borders, hard-standing for garden shed, with rear garden access from Cherington Road and being finished with a mixture of panel fencing and hedgerows to all borders.

First Floor Landing

From hallway turning staircase with decorative balustrades gives rise to the first floor landing with frosted double glazed feature window to the side aspect, ceiling light point, over stairs cupboard with in-built shelving, loft access point with pull down ladder and being fully boarded and a usable room with carpet and double glazed Velux roof light rear, Worcester Bosch combination boiler and ceiling light point and from the landing interior doors opening into:

Bedroom One

10'0" x 14'11" into bay (3.06 x 4.56 into bay)

With double glazed bay window giving superb park views, ceiling light point and central heating radiator.

Bedroom Two

13'11" x 9'3" to chimney breast (4.26 x 2.83 to chimney breast)

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

Bedroom Three

8'2" x 6'6" (2.5 x 1.99)

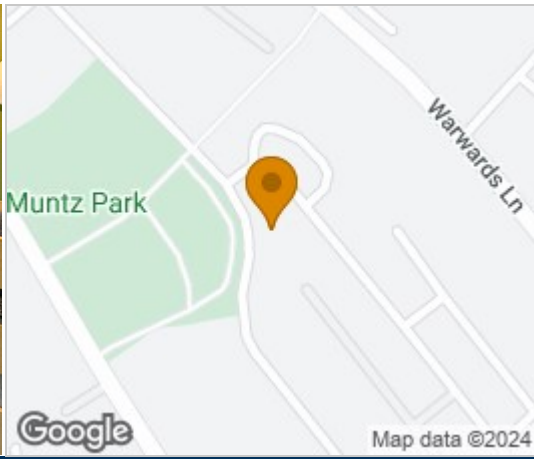
With double glazed window giving further superb park views, ceiling light point and central heating radiator.

Bathroom

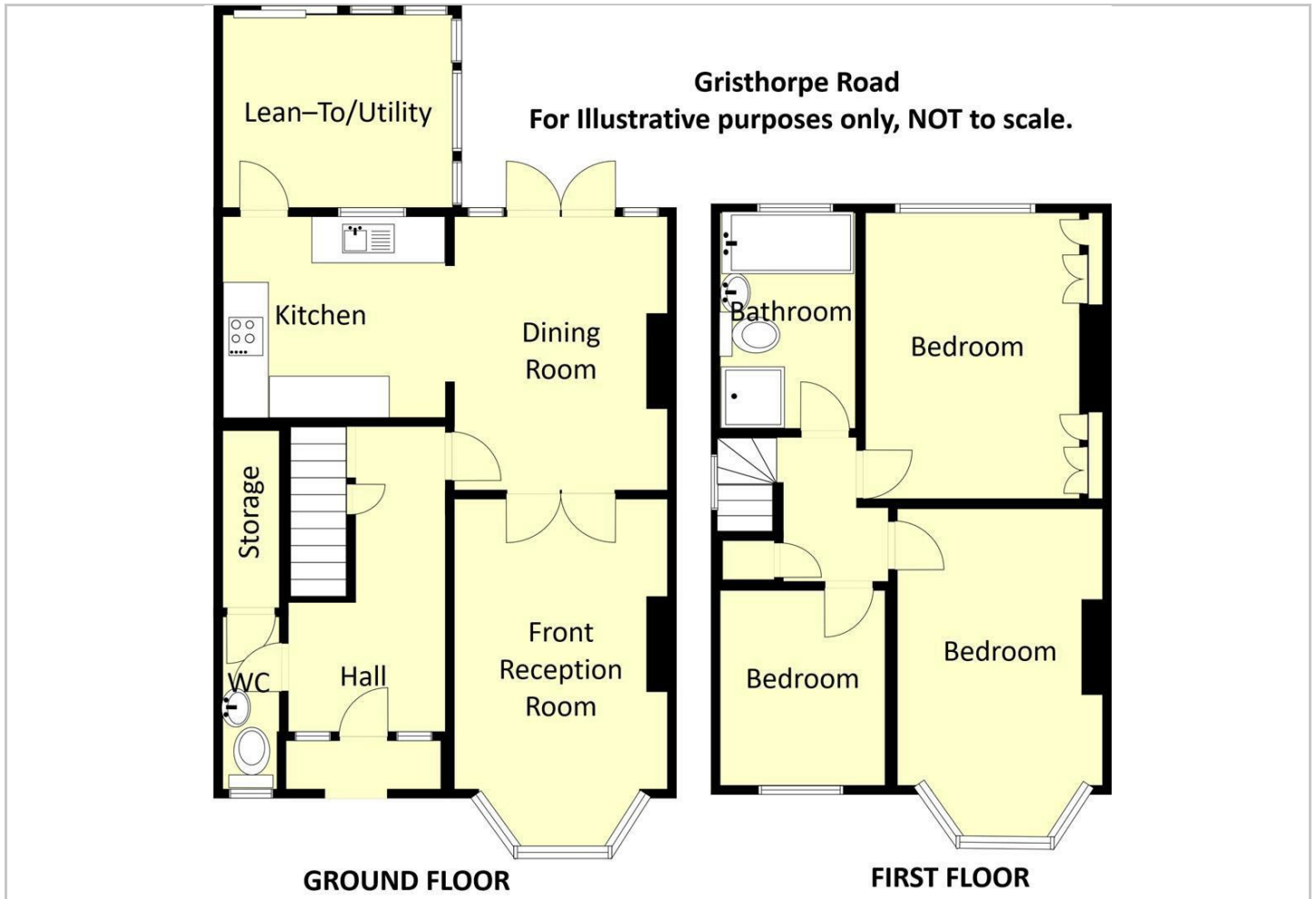
5'10" x 9'3" (1.8 x 2.83)

With a four piece bathroom suite comprising panel bath with hot and cold mixer tap, wash hand basin with hot and cold mixer tap, push button low flush WC, corner entry shower with mains power shower over, painted tiles to splash backs, wall mounted heated chrome towel rail, recessed spots to ceiling, laminate wood effect floor covering and cornice to ceiling.





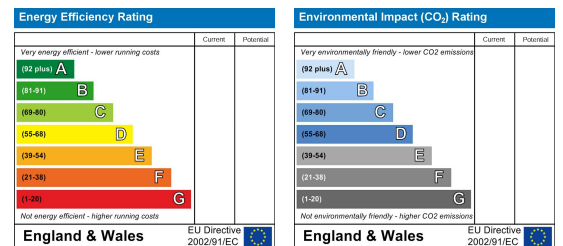
Floor Plan



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.