



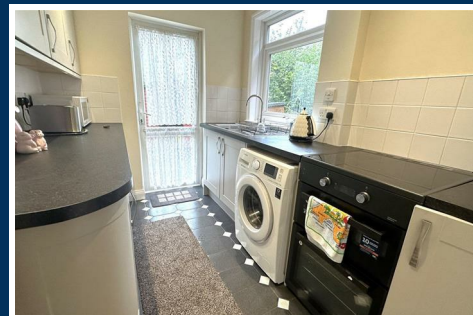
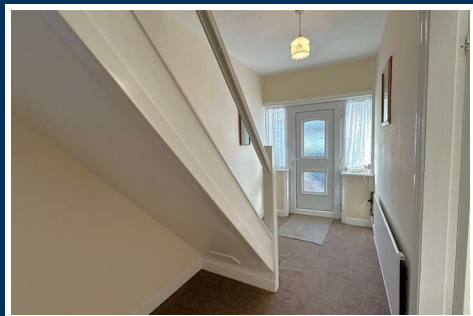
110 Milner Road

Selly Park, Birmingham, B29 7RQ

Offers In The Region Of £250,000



EXCELLENT THREE BEDROOM SEMI-DETACHED HOME - NO CHAIN! This is a well cared for, three bedroom semi-detached home with some modern touches but also offering lots of further potential in a location that is hard to beat! Located just off Pershore Road with Stirchley's vibrant high street with its plethora of independent shops, bars and restaurants close at hand and also just a short stroll to all the area has to offer including excellent transport links to the nearby QE Hospital, Birmingham Uni and City Centre from Bournville train station, also the local parks and schools but also the nearby amenities in Bournville, Cotteridge, Moseley and Kings Heath! The accommodation on offer briefly comprises; fore garden, hallway, two reception rooms, re-fitted kitchen and a lovely rear garden with rear access. To the first floor there are two good bedrooms, further single bedroom and a bathroom. No doubt we'll get lots of interest so to book your viewing please call our Bournville sales team!



Approach

This nicely presented and good sized three bedroom semi detached property is approached via a low level front wall with wrought iron gate with side access point and wooden gate to the rear garden and sliding patio doors opens into;

Porch

With double glazed windows to the front aspects and front entry door opening into:

Entrance Hall

With stairs giving rise to the first floor landing, central heating radiator, ceiling light point, frosted double glazed window to the side aspect and original style interior doors opening into:

Front Reception Room

13'8" to bay x 10'8" (4.18 to bay x 3.27)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point, cornice to ceiling and wall mounted gas fire (not tested),

Rear Reception Room

12'7" x 9'8" (3.84 x 2.95)

With double glazed sliding patio doors to the rear garden, ceiling light point, cornice to ceiling, central heating radiator, inset cast fire on raised hearth and wooden mantle piece and surround.

Re-Fitted Kitchen

8'11" x 6'9" (2.73 x 2.08)

With a modern selection of light grey fronted matching wall and base units with integrated one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, tiling to splash backs, space facility for an electric cooker, space facility for washing machine, space facility for fridge and freezer, tiled floor covering, recessed spots to ceiling, ceiling mounted extractor fan, double glazed window to the side aspect, work surface, integrated under counter fridge and separate freezer and double glazed exterior UPVC door giving access to the rear garden.

Rear Garden

Being accessed front the kitchen or the rear reception room leads out to a crazy paved patio area and leading onto a wonderful mature rear garden with decorative flowerbeds to all borders with a well stocked selection of mature plants and shrubs and leads to the main lawn with rear garden area offering mature pear tree, various other trees and being finished with panel fencing and hedgerows to borders.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with frosted double glazed windows to the side aspect, loft access point, ceiling light point, original style interior doors opening into:

Bedroom One

12'2" x 9'10" (3.73 x 3)

With decorative picture rail, central heating radiator, double glazed window to the front aspect and ceiling light point.

Bedroom Two

12'10" x 9'8" (3.92 x 2.97)

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

Bedroom Three

6'11" 7'10" (2.11 2.4)

With double glazed windows to the front aspect, ceiling light point and central heating radiator.

Bathroom

7'9" x 6'9" (2.37 x 2.07)

With panel bath with hot and cold tap with Triton electric shower over (not tested), wash hand basin on pedestal with hot and cold tap, low flush push button WC, ceiling light point, frosted double glazed window to the rear aspect, fully tiled to all splash backs, central heating radiator and door opening into boiler cupboard housing Worcester Bosch combination boiler.





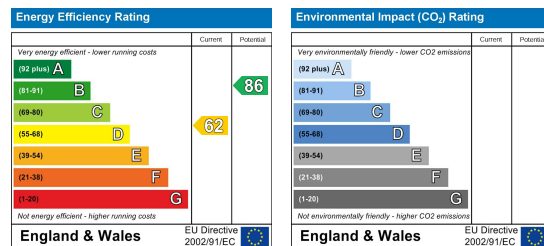
Floor Plan



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



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.