



61 Witherford Way

Selly Oak, Birmingham, B29 4AJ

Offers Over £450,000



WONDERFUL BOURNVILLE BUNGALOW IN QUIET ROAD! Located on this lovely tree lined road on the Bournville Village Trust is this immaculate presented and spacious, three bedroom semi-detached bungalow which has the benefit of being offered with no onward chain! Ideally placed for access to all the area has to offer including to the nearby Bowling and Tennis clubs, local parks and schools and also well placed for the QE Hospital, Birmingham University alongside having Bournville, Selly Oak, Northfield and Harborne's amenities all within reach. The accommodation on offer briefly comprises; fore gardens and driveway, entrance storm porch, hallway, spacious dual aspect living room, dining and open plan kitchen which has been modernised, rear conservatory, side garage, three good bedrooms with the main bedroom having had an en-suite shower room addition, separate wc and a landscaped rear garden. This is a wonderful home and a great opportunity which isn't to be missed! To book your viewing please call our Bournville team!



Approach

This beautifully presented and enlarged three bedroom bungalow is approached via a front block paved driveway providing off street parking which in turn either leads to metal opening double doors, to side garage or pathway meandering through the front fore garden which is laid mainly with mature lawns with a varied selection of fruit blossom trees and hedgerows to borders and decorative flowerbeds in turn leading to storm porch with composite front door with leaded light insets opening into:

L-Shaped Entrance Hallway

With two ceiling light points, loft access not inspected, central heating radiator, door opening into useful walk-in storage cupboard and internal door opening into:

Open Plan Dining Kitchen

11'6" x 10'7" (3.52 x 3.24)

Dining area with ceiling light point, central heating radiator and original style single glazed windows with inset wooden door opening into the conservatory and open walkway into:

Re-Fitted Kitchen

14'9" x 7'1" (4.5 x 2.18)

With a selection of cream shaker fronted wall and base units, incorporating glazed display units with integrated four ring burner electric hob with in-built Hotpoint stainless steel extractor above, integrated Hotpoint double oven, boiler cupboard housing Worcester Bosch combination boiler, double glazed window to the side aspect, hardwood wooden block work surfaces, integrated wine rack, integrated fridge

and freezer and slimline Indesit dishwasher, stainless steel sink and drainer with hot and cold mixer tap over, double glazed window to the side aspect, further double glazed window to the rear aspect, hardwood laminate wood floor covering, feature under cupboard lighting, two ceiling light points, tiling to splash backs and composite interior door and step leads into

Side Garage

7'10" x 14'1" (2.4 x 4.3)

With metal opening doors to front driveway, further UPVC double glazed door giving access to the rear patio and garden and internal door opens into:

Garage Storage Area

7'5" x 4'3" (2.28 x 1.3)

With in-built shelving, single glazed windows to garden and ceiling light point.

Rear Garden

Being accessed front the conservatory or garage with a full width block patio with outside entertaining and seating areas, raised low level brick walls and steps gives access to the main garden area with mature lawns and decorative flower beds to all borders being well stocked with mature plants and flowering shrubs and being finished with a mixture of hedgerows and fencing to all borders.

Conservatory

19'8" x 7'7" (6 x 2.32)

From the dining area doors open into this excellent rear conservatory offers double glazed windows to the side and rear respectively incorporating double glazed French doors giving access to the rear garden, tiled

floor covering, central heating radiator and two wall mounted light points.

Re-Fitted Separate WC

4'10" x 4'5" (1.48 x 1.35)

With low flush WC, wash hand basin on pedestal with hot and cold mixer tap, frosted original style single glazed window into conservatory, hardwood laminate floor covering, central heating radiator and ceiling light point.

Bedroom Three

10'0" x 7'7" (3.06 x 2.33)

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

Bedroom Two

11'0" x 7'7" (3.36 x 2.33)

With double glazed window to the front aspect, ceiling light point and loft access point.

Bedroom One

10'11" x 13'11" (3.35 x 4.26)

Excellent bedroom with original style double glazed windows overlooking the conservatory, ceiling light point, double glazed window and door opens into:

En-Suite Shower Room

6'6" x 8'6" (2 x 2.6)

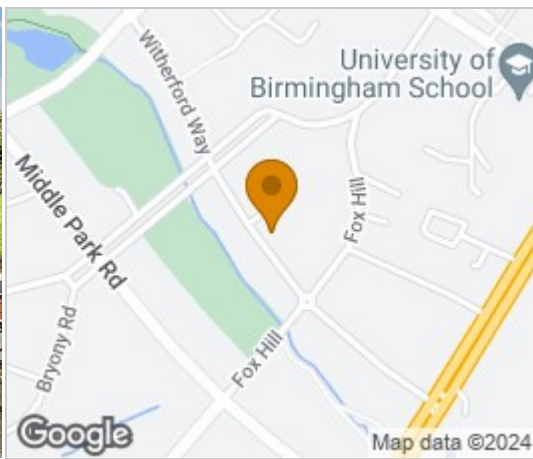
This superb re-fitted and contemporary shower room with double walk-in shower cubicle with mains power shower, low flush WC, wash hand basin on pedestal with hot and cold taps, Victorian style heated chrome towel rail and radiator, tiling to splash backs areas. laminate wood floor covering, single glazed frosted window to the conservatory and ceiling light point.

Dual Aspect Living Room

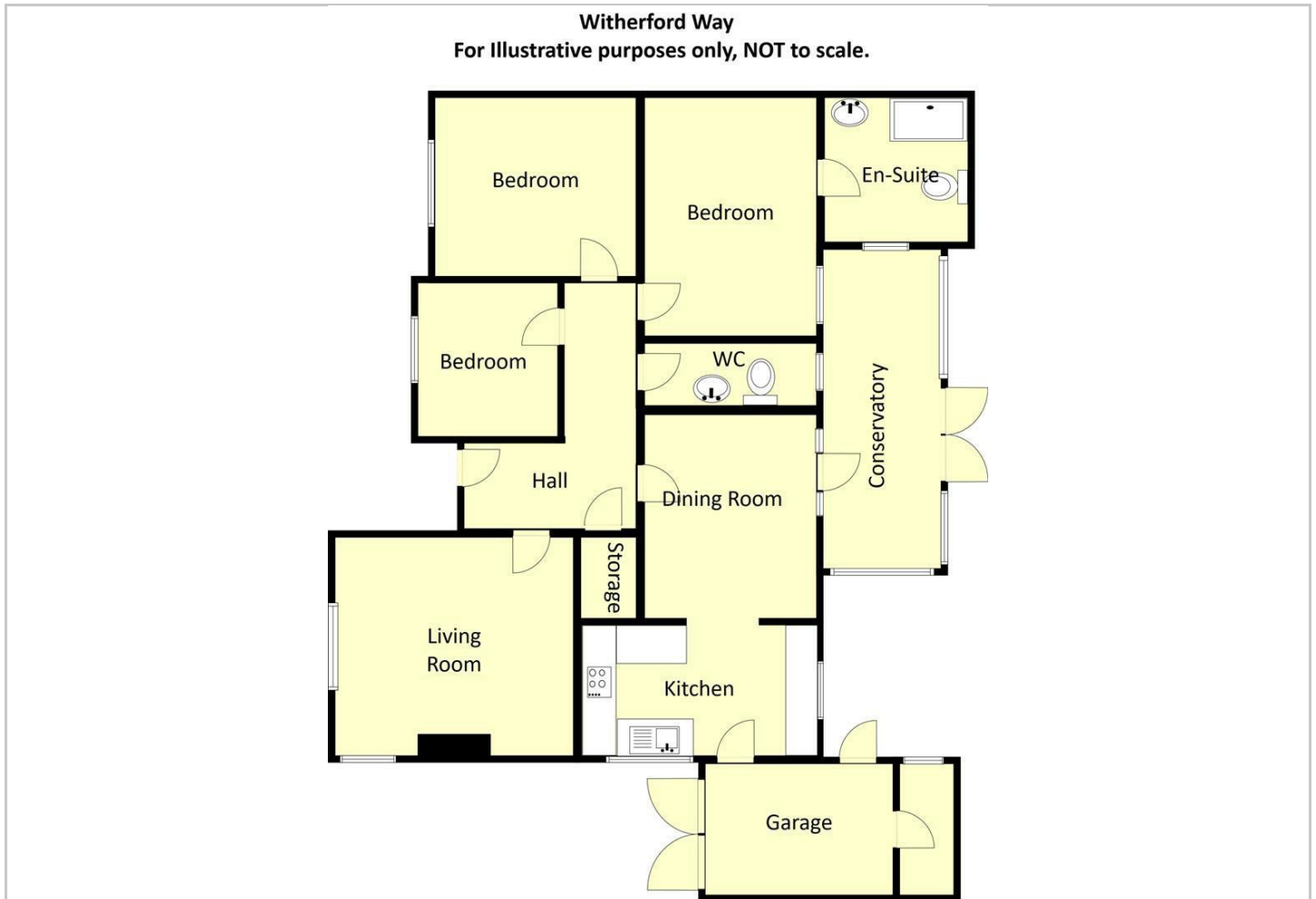
15'5" to window recess x 12'1" (4.7 to window recess x 3.7)

With double glazed windows to the front and side respectively, inset feature cast iron gas fire with tiled surround and wooden mantle piece and tiled hearth, ceiling light point, cornice to ceiling and central heating radiator.





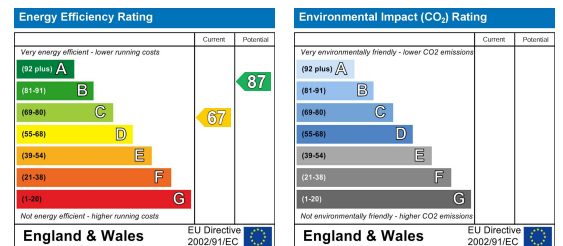
Floor Plan



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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1.1 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.