



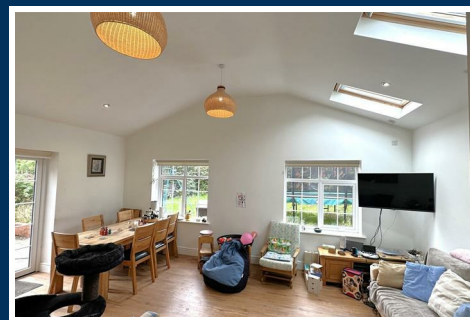
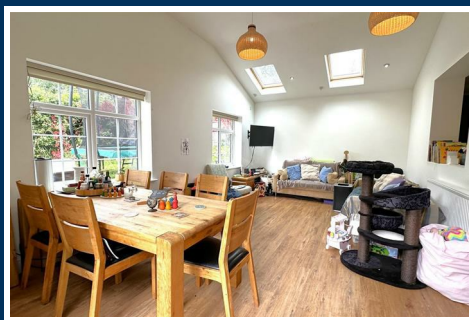
6 Witherford Close

Selly Oak, Birmingham, B29 4AL

Offers In The Region Of £500,000



WONDERFUL EXTENDED BUNGALOW IN LOVELY CUL-DE-SAC! Tucked away in this private, leafy cul-de-sac is this lovely, updated and extended, three bedroom semi-detached bungalow which is offered with no onward chain! Having been adapted for disable use and fully updated, this is an excellent opportunity not to be missed! Ideally placed on the Bournville Village Trust for access to all the area has to offer including to the nearby QE Hospital and Birmingham University alongside Bournville, Selly Oak, Northfield and Harborne's amenities and also well placed for the local parks and transport links alongside some well renowned local schools. The accommodation on offer briefly comprises; fore gardens and driveway, entrance porch, hallway, contemporary re-fitted kitchen with adaptable work surfaces, bright and airy living / dining room extension with vaulted ceiling, side garage, modern bathroom, three good double bedrooms 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 much improved and extended three bedroom semi detached bungalow is approached via a front fore garden with mature lawns and decorative hedgerows to borders, with a block brick paved driveway providing off street parking for multi vehicles, in turn leading to a storm porch with red quarry tiled floor covering, exterior light and electronic composite front entry door opening into:

Entrance Hall

With hardwood floor covering, drop down ceiling light points, loft access point with pull down ladder and providing excellent storage space and the further potential and oak interior doors opening into:

Superb Extended Kitchen/Diner and Living Room total 23'5" x 19'9" (total 7.16 x 6.03)

Kitchen offers a contemporary selection of matching wall and base units with integrated fridge and freezer, hydraulic kitchen work surface, sink and drainer with hot and cold mixer tap, tiling to splash backs, hardwood wooden floor covering, double pull out larder units, integrated oven, integrated four ring burner Neff hob, frosted double glazed door giving access into the garage, central heating radiator, recessed spots to ceiling and open walkway into extended dining/living area. With two

double glazed Velux roof lights to side and rear aspects, two double glazed windows to the rear aspect, recessed spots to ceiling, two drop down ceiling light point, continued hardwood wooden floor covering, central heating radiator, double glazed French door to patio area.

Bedroom One

11'6" x 13'11" (3.53 x 4.26)

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

Bedroom Two/Second Reception Room

13'6" into bay x 14'3" into recess (4.14 into bay x 4.35 into recess)

With double glazed bay window to the front aspect, inset gas fire with decorative with wooden mantle piece and surround, wall mounted up-lighters, ceiling light point, central heating radiator and continued hardwood floor covering.

Bedroom Three

11'5" x 10'1" (3.5 x 3.08)

With double glazed window to the front aspect, ceiling light point, continued hardwood floor covering, central heating radiator and inset original style cast iron fireplace.

Study / Bedroom Four
6'10" x 10'4" (2.1 x 3.15)

With double glazed window to the front aspect, continued hardwood wooden floor covering ceiling light point and central heating radiator.

Bathroom
6'2" x 9'3" (1.9 x 2.84)

With a contemporary including wall mounted wash hand basin with mixer tap and storage shelving, hidden cistern automatic electronic WC, low level entry bath with mains power shower over, fully tiled to all splash backs, recessed spots to ceiling, double glazed window to the rear aspect and a wall mounted heated chrome towel rail,

Rear Garden

With an initial patio and being accessed from the rear extension with sweeping pathway up to garden area with wrap around mature lawns with decorative flowerbeds with a selection of trees, plants and shrubs to borders, fencing to borders and wrapping around to the side garage with a selection of fruit trees and vegetable patches.

Garage
18'4" x 9'7" (5.6 x 2.94)

From driveway metal up and over door opens into garage with two strip ceiling light points, plumbing facility for washing machine and tumble dryer, frosted double glazed exterior door and window to the rear garden.

Solar Panels

There are solar panels on the rear of the property which qualifies the feed in tariff.





Floor Plan

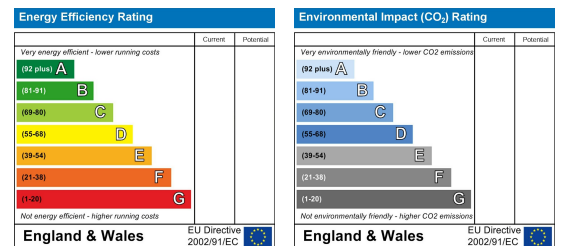
Wetherford Close
For illustrative purposes only, NOT to scale.



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.