



## 30 Sir Johns Road

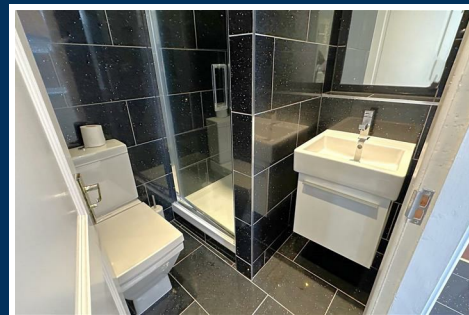
Selly Park, Birmingham, B29 7ER

Offers Over £425,000





**\* A SIMPLY WONDERFUL, EXTENDED FOUR BEDROOM HOME WITH NO CHAIN AND SUPERB DORMER LOFT 4TH BEDROOM\*** Located in much sought-after tree lined road in Selly Park is this much improved and extended, four bedroom Edwardian home which is being offered with no onward chain and is ready to move straight into! Having a lovely blend of period details and contemporary additions alongside views to the rear of Cannon Park this excellent home is also ideally placed for access to all the nearby places of interest which include the nearby dental hospital, QE Hospital, University of Birmingham, Edgbaston Cricket Ground, City Centre and also all of the close by amenities offered around Selly Park, Selly Oak, Moseley, Harborne and Bournville. Furthermore, you have good access to some of the well renowned local schools in the area, the local transport links and of course only being a short stroll into Cannon Hill Park, The MAC Art centre and nature reserve. The property itself offers the following; fore garden, entrance vestibule, hallway, front living room with feature fireplace and feature stained glass bay window, rear living room with french doors, breakfast room, contemporary wc and shower room, extended kitchen dining room and an excellent, great size rear garden. To the first floor there is an excellent main bedroom with bay windows, good second and third bedrooms and bathroom. Finally stairs then rise to the top floor 4th dormer bedroom. This is such a wonderful home, in a great location, ready move into! EPC Rating D and Council Tax Band D.



### Approach

This beautifully extended and enlarged four bedroom Edwardian period home is approached via a low level brick wall with shared wrought iron gate onto shared blue engineering brick block pathway with a low maintenance fore garden with decorative flowerbed leading to hardwood glazed front entry door with accompanying window above opening into:

### Entrance Vestibule

With red quarry tiled effect floor covering, wall mounted electric fuse box and glazed with glazed internal door with window above opening into:

### Entrance Hallway

With hardwood wooden floor covering, central heating radiator, stairs giving rise to the first floor landing, cornice to ceiling, ceiling light point and glazed interior door opening into:

### Front Reception Room

14'10" to bay x 10'5" to recess (4.53 to bay x 3.19 to recess)

With inset feature cast iron gas fireplace with tiled surround and hearth with wooden mantle piece, in-built storage cupboards to alcoves, hardwood wooden floor covering, central heating radiator, cornice to ceiling, ceiling light point, single glazed bay window with original stained glass leaded light to the front aspect with in-built window seat and storage and open plan into:

### Dining Room

13'9" x 10'3" (4.2 x 3.14)

With continued hardwood wooden floor covering, inset log burning stove on raised slate style hearth, double glazed door with accompanying double glazed window giving views and access to the rear garden, ceiling light point, central heating radiator, door opening into under stairs storage cupboard and glazed internal door into hallway.

### Breakfast Room

12'11" x 8'3" (3.95 x 2.53)

From hallway glazed interior door opens into breakfast room with continued hardwood floor covering, central heating radiator, ceiling light point, double glazed bay with in-built window seat and under seat storage to the side aspect and stripped pine interior door opening into:

### Inner Lobby Area

With further double glazed window to the side aspect, ceiling light point, tiled floor covering and internal door opening into:

### Ground Floor Shower Room

4'7" max x 5'9" (1.4 max x 1.76)

Re-fitted contemporary shower room with contemporary wall mounted wash hand basin with under sink storage and hot and cold mixer, push button WC, walk-in shower with mains power shower over, recessed spots to ceiling and wall mounted heated towel rail.

### Extended Dining Kitchen

17'7" x 8'5" (5.36 x 2.58)

With a matching selection of wall and base units with space facility for a Range cooker with in-built extractor and splash backs, roll edge work surface, integrated dishwasher, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, recessed spots to ceiling, tiled floor covering, integrated fridge and freezer, wall mounted shelving, central heating radiator, in-built boiler cupboard housing Worcester Bosch combination boiler and double glazed French door giving access to the rear garden.

### Rear Garden

Being accessed from the Kitchen or dining room leads out to an initial raised patio area with steps leading down to main garden area being laid mainly with mature lawn with a

selection of mature trees and plants then leading onto a block paved patio area with inset flowerbeds and further mature trees and leading to the rear garden area with a further block paved patio with garden shed and being finished with panel fencing and hedgerows to borders.

### First Floor Landing

From hallway stairs with decorative balustrades gives rise to the first floor split level landing with ceiling light point, central heating radiator and striped pine internal door with brass furnishings opens into:

### Bedroom One

13'11" x 14'9" into bay (4.25 x 4.5 into bay)

With double glazed bay window with original stained glass leaded light insets to the front aspect, ceiling light point and central heating radiator.

### Bedroom Two

13'6" x 8'3" (4.12 x 2.54)

With single glazed sash window to the rear aspect, ceiling light point, double built-in wardrobe to alcove and central heating radiator.

### Bathroom

8'9" x 5'2" (2.67 x 1.6)

With corner fitted bath with hot and cold mixer tap and shower attachment over, low flush WC, wash hand basin on vanity unit with under sink storage, single glazed sash style window to the side aspect, central heating radiator, laminate wood effect floor covering, fully tiled to all splash backs and recessed spots to ceiling.

### Bedroom Three

8'3" x 10'4" (2.53 x 3.15)

With double glazed window to the rear aspect, ceiling light point, exposed refurbished wooden floor covering, in-built shelving units and central heating radiator.

### Top Floor Landing

From first floor landing turning staircase gives rise to the top floor landing with double glazed window to the rear and internal door opening into:

### Bedroom Four

13'3" max x 18'10" max (4.06 max x 5.75 max)

With double glazed dormer window to the rear aspect, further double glazed Velux roof light to the front aspect, recessed spots to ceiling, central heating radiator and double doors opening into over stairs wardrobe/storage cupboard.







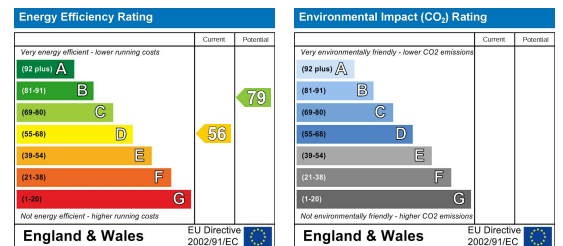
## Floor Plan



## 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.