



27 Fox Hill

Selly Oak, Birmingham, B29 4BQ

Offers In The Region Of £425,000



LOVELY FAMILY HOME IN PRIME LOCATION WITH NO CHAIN! Located on this lovely, tree lined road on the Bournville Village Trust, is this characterful, three bedroom semi-detached home which offers an abundance of charm and also great potential to improve and update. Being offered with no onward chain and ideally placed for all the area has to offer including much in-demand local schools including the University school, good access to the QE Hospital and Birmingham University and also the amenities offered in Bournville, Selly Oak, Northfield and Harborne via the nearby transport links. In brief the accommodation offered comprises; driveway and fore garden, side garage, entrance hallway, two reception rooms, kitchen, rear utility with wc and also having a wonderful, mature rear garden. To the first floor there are two good double bedrooms, further good single bedrooms, separate wc and bathroom. To book your viewing please call our Bournville sales team.



Approach

This characterful, three bedroom semi-detached property is approached via a mature front fore garden with decorative lawn with low level hedgerows, climbing wisteria and rose bushes, decorative flowerbeds and plants and shrubs leading to a block paved driveway providing off street parking also in-turn leading to double wooden opening doors to garage and further storm porch with hardwood glazed front entry door opening into:

Entrance Hall

With decorative balustrade stairs giving rise to the first floor, single glazed picture window to the side aspect, central heating radiator, original style wooden paneling to walls and incorporating under stairs storage cupboard and interior doors opening into:

Rear Reception Room

10'11" x 18'3" max (3.34 x 5.58 max)

With single glazed French door with accompanying side windows giving views and access to the rear garden, cornice to ceiling, ceiling light point, two central heating radiators, picture single glazed window to the front aspect and wall mounted gas fired (not tested).

Dining Room

11'6" x 15'7" into window recess (3.52 x 4.76 into window recess)

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

Kitchen

10'6" x 7'11" (3.22 x 2.42)

With a matching selection of wall and base units, wall mounted Ideal Logic combination boiler, work surfaces, stainless steel sink and drainer with hot and cold taps, space facility for gas cooker and fridge freezer, ceiling light point, single glazed windows overlooking the rear utility and open walkway into:

Outer Lobby

5'2" x 3'1" storage cupboard (1.58 x 0.96 storage cupboard)

With door opening into walk-in storage cupboard with in-built shelving and wall mounted light point and an original style frosted glazed exterior door gives access to outside rear lean -to.

Rear Utility

10'6" x 6'2" (3.22 x 1.89)

With single glazed window to the rear aspect, further single glazed door with accompanying side windows giving access to the rear garden, light point, plumbing facility for washing machine and tumble dryer and door opening into:

Ground Floor WC

4'6" x 2'8" (1.38 x 0.82)

With frosted single glazed window to the side aspect, ceiling light point and low flush WC.

First Floor Accommodation

From the hallway stairs with decorative balustrades gives rise to the first floor landing with

loft access point, ceiling light point and internal doors opening into:

Bathroom

6'11" x 4'5" (2.12 x 1.36)

With panel bath, wall mounted wash hand basin with hot and cold taps, single glazed frosted windows to the side aspect, in-built airing cupboard with in-built shelving and tiling to splash backs.

Separate WC

2'10" x 4'7" (0.87 x 1.4)

With frosted single glazed window to the side aspect, low flush WC and ceiling light point.

Bedroom One

14'5" x 11'11" (4.41 x 3.65)

With original single glazed window to the front aspect, two ceiling light points, over stairs storage cupboard with in-built shelving and bedroom finished with central heating radiator and picture rail.

Bedroom Two

13'9" x 11'5" to recess (4.2 x 3.5 to recess)

With original single glazed windows to the rear aspect, ceiling light point, decorative picture rail, in-built triple wardrobes to alcoves, inset wash

hand basin in vanity unit with under sink storage and hot and cold taps and central heating radiator.

Bedroom Three

11'3" x 7'9" (3.43 x 2.37)

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

Garage

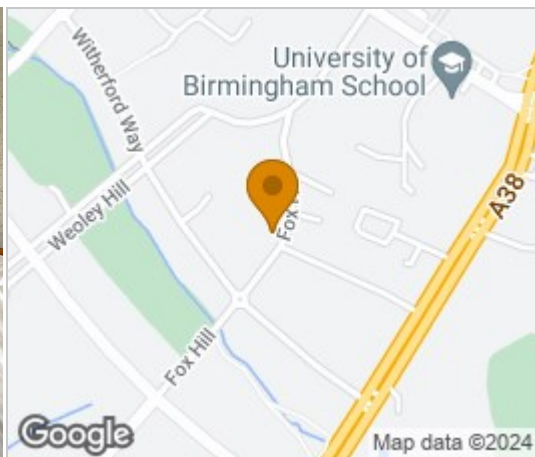
18'8" x 6'5" (5.7 x 1.97)

Via a door from the patio door leads into garage with wooden double opening glazed doors giving access to the driveway, ceiling light point, wall mounted shelving and wall mounted electric fuse box.

Rear Garden

Being accessed from the rear utility or rear reception room leads to an initial block paved patio area which in-turn leads to a lovely mature rear garden being laid with mainly mature lawns with decorative flowerbeds to all borders incorporating a varied and wide selection of mature plants and shrubs. Main garden area also incorporates a selection of fruit / blossom trees and being finished with hedgerows to all borders and rear access to the BVT allotments.





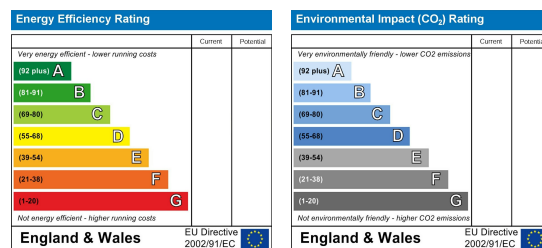
Floor Plan



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.