



## 87 St. Denis Road

Selly Oak BVT, Birmingham, B29 4JU

Offers Over £295,000



**\*A WELL LOVED AND PRESENTED FAMILY HOME STILL OFFERING LOTS OF POTENTIAL!\*** This is a wonderful, three bedroom semi-detached family home which has been well cared for over the years and has the benefit of being offered with no onward chain. Being ideally placed for all the area has to offer including the much in-demand local schools, local parks alongside good transport links and the amenities of the surrounding areas in Northfield, Bournville, Longbridge and the local motorway network. The house itself offers the following; driveway and fore garden, entrance hallway, through lounge and dining room, kitchen, side full length garage and a lovely, mature rear garden. To the first floor there are two good bedrooms, further bedroom and a modern bathroom. To book your viewing on this lovely home please call our Bournville sales team!



### Approach

This very well presented and much loved three bedroom semi detached family home is approached via a front, mature front fore garden, which offers a rockery, lawns with decorative flowerbeds with a selection of mature plants trees and shrubs, then driveway providing off street parking which in-turn leads to double opening metal glazed doors to garage and to storm porch with step leading up to glazed original style front entry door with accompanying side window opening into:

### Entrance Hall

With stairs giving rise to the first floor landing, central heating radiator, ceiling light point, under stairs storage cupboard and oak glazed interior door opening into:

### Open Plan Living and Dining Room

24'3" to bay x 11'8" max (7.41 to bay x 3.58 max)

With double glazed bay window to the front aspect, two ceiling light points, cornice to ceiling, two central heating radiators, in-built brick decorative fireplace with inset electric fire, shelving to alcoves and sliding double glazed aluminium door giving access and views to the rear garden.

### Kitchen

8'10" x 9'1" (2.7 x 2.78)

From hallway oak glazed interior door opens into kitchen with a matching selection of wall and base units, space facility for under counter fridge and freezer, space facility for freestanding electric cooker, stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, red quarry tiled effect lino floor covering,

tiling to splash backs, ceiling light point, serving hatch to dining area and exterior door and step opening into:

### Garage

8'11" x 19'9" (2.73 x 6.04)

With double opening metal doors to the front driveway, wall mounted gas and electric meters, strip ceiling light point, wall mounted Worcester Bosch combination boiler, further space facility for washing machine and tumble dryer, workbench and glazed exterior door giving access to the rear garden.

### First Floor Accommodation

From hallway period style decorative balustrades staircase gives rise to the first floor landing with frosted double glazed window to the side aspect, ceiling light point, loft access point, door opening into airing cupboard with in-built shelving providing plentiful storage space and interior doors opening into:

### Bedroom One

13'1" x 9'8" (4 x 2.96)

With double glazed window to the front aspect, ceiling light point, a selection of mid century in-built bedroom furniture including triple wardrobes with over head storage and dressing table and central heating radiator.

### Bedroom Two

8'1" x 9'7" (2.47 x 2.93)

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

### Bedroom Three

8'3" max x 5'0" min x 9'0" max (2.53 max x 1.53 min x 2.76 max)

With double glazed window to the front aspect, ceiling light point, door to over stairs storage cupboard and central heating radiator.

### Bathroom

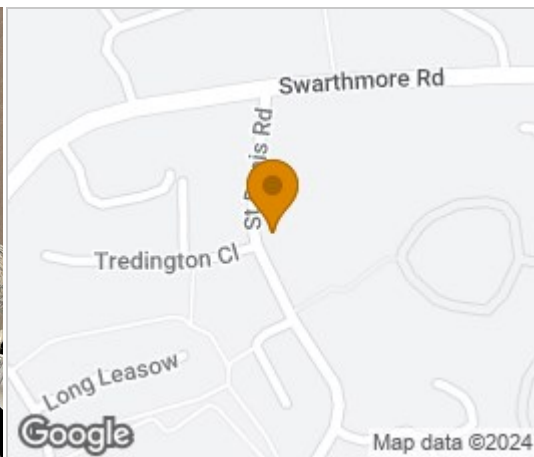
8'6" x 4'9" (2.6 x 1.47)

Offers a wash hand basin on pedestal with hot and cold mixer and underneath storage, panel bath with hot and cold mixer tap, push button low flush WC, dual aspect double glazed window to the side and rear respectively, recessed spots to ceiling, fully tiled to walls and splash backs and wall mounted heated chrome towel rail.

### Rear Garden

Accessed from the living dining room or garage gives access out to full width block paved patio for outside entertaining area, door opening into outside storage shed, then leading to the main garden area with a varied selection of mature trees, plants and shrubs to all borders, mature lawn incorporating feature center piece rockery and stone stepped pathway leading to the rear of the garden with further mature trees, plants and shrubs and being finished with a mixture of hedgerows and panel fencing to all borders.





## Floor Plan

St Denis Road  
For illustrative purposes only, NOT to scale.



FIRST FLOOR

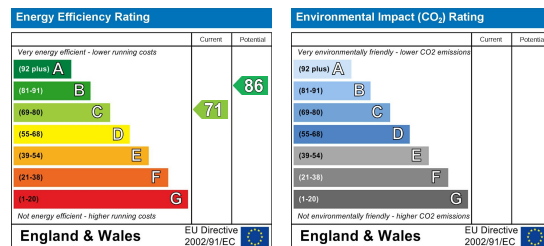


GROUND FLOOR

## 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.