



2 Selly Hall Croft

Bournville, Birmingham, B30 2HL

Offers In The Region Of £295,000



QUIRKY AND BEAUTIFULLY PRESENTED ONE BEDROOM BUNGALOW! Located on the corner of Selly Hall Croft and Franklin Road is this quirky and full modernised, one bedroom bungalow which offers excellent space and style in a location that is hard to beat! You are perfectly placed for all the area has to offer including being just a short walk to Bournville train station with it's excellent commuter links, also you have Stirchley's vibrant high street on your door step alongside Cadburys, Bournville's historic village green, Cotteridge park and also close to some of the areas most sought-after schools. You couldn't be better positioned for all the area has to offer. Sitting on a good size plot you have the following accommodation; wrap-around garden, open plan living room and contemporary kitchen, spacious bedroom, contemporary bathroom, sunny low maintenance garden and access to a rear brick built storage room which could be used as a garage with drive access or conversion to a home office or gym!



Approach

This refurbished bungalow is approached via front and side lawned garden with flowerbeds, rear access to a driveway, side access gate to the rear garden and composite, double glazed front entry door opening into;

Entrance Porch

With engineered oak wooden floor covering, wall mounted electric fuse box, double glazed window to the side aspect and further composite double glazed door opening into:

Open Plan Living and Kitchen

10'5" x 18'1" (3.19 x 5.53)

With double glazed windows to the front aspect, two contemporary wall mounted column radiators, recessed spots to ceiling, continued engineered oak floor covering incorporating skirting boards, architraves and internal doors and open walkway into contemporary kitchen.

Kitchen

12'4" x 6'1" (3.77 x 1.86)

With a selection of contemporary grey matching wall and base units with integrated Neff four ring burner induction hob with in-built contemporary extractor over, in-built oven, integrated fridge and freezer, integrated washing machine, inset sink and drainer with hot and cold mixer tap, double glazed window to the front aspect and double glazed

window to the side aspect, in-built boiler cupboard housing Vaillant combination boiler, quartz effect work surface, feature LED lighting, tiling to splash backs and continued engineered oak floor covering.

Inner Lobby Area

With continued engineered oak floor covering, loft access point and internal doors opening into:

Contemporary Shower Room

6'9" x 8'7" to rear of shower (2.06 x 2.62 to rear of shower)

With double walk-in shower with contemporary tiling to splash backs and rainfall shower, tiled floor covering, contemporary wash hand basin on vanity unit with hot and cold taps and tiled splash backs, hidden cistern push button low flush WC, frosted double glazed window to the side aspect, fully tiled to splash backs, wall mounted contemporary column radiator and recessed spots to ceiling.

Bedroom

15'1" to front of wardrobes x 9'11" (4.6 to front of wardrobes x 3.04)

With continued oak floor covering, in-built triple wardrobes incorporating mirror fronted wardrobe unit, double glazed French doors giving access to the rear patio, recessed spots to ceiling and wall mounted contemporary column radiator.

Rear Garden

From the bedroom French doors gives access to the rear garden with initial raised stand stone patio area with further block paving pathway leads to wooden side access gate leading to the front garden, decorative flowerbeds to borders, then step leading down to main garden area with low maintenance astro-turf with raised decorative flowerbeds and fished with feature walling to all boundaries.

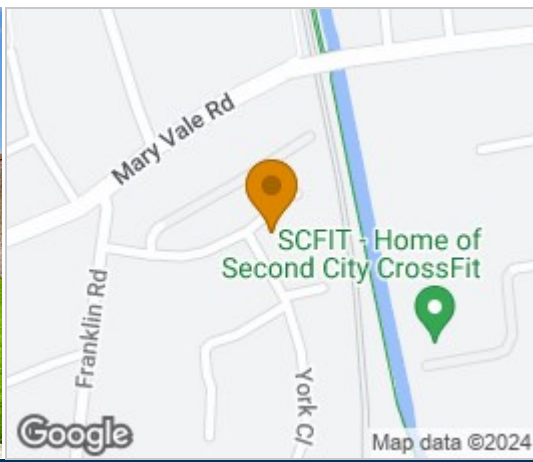


Garden Storage Room

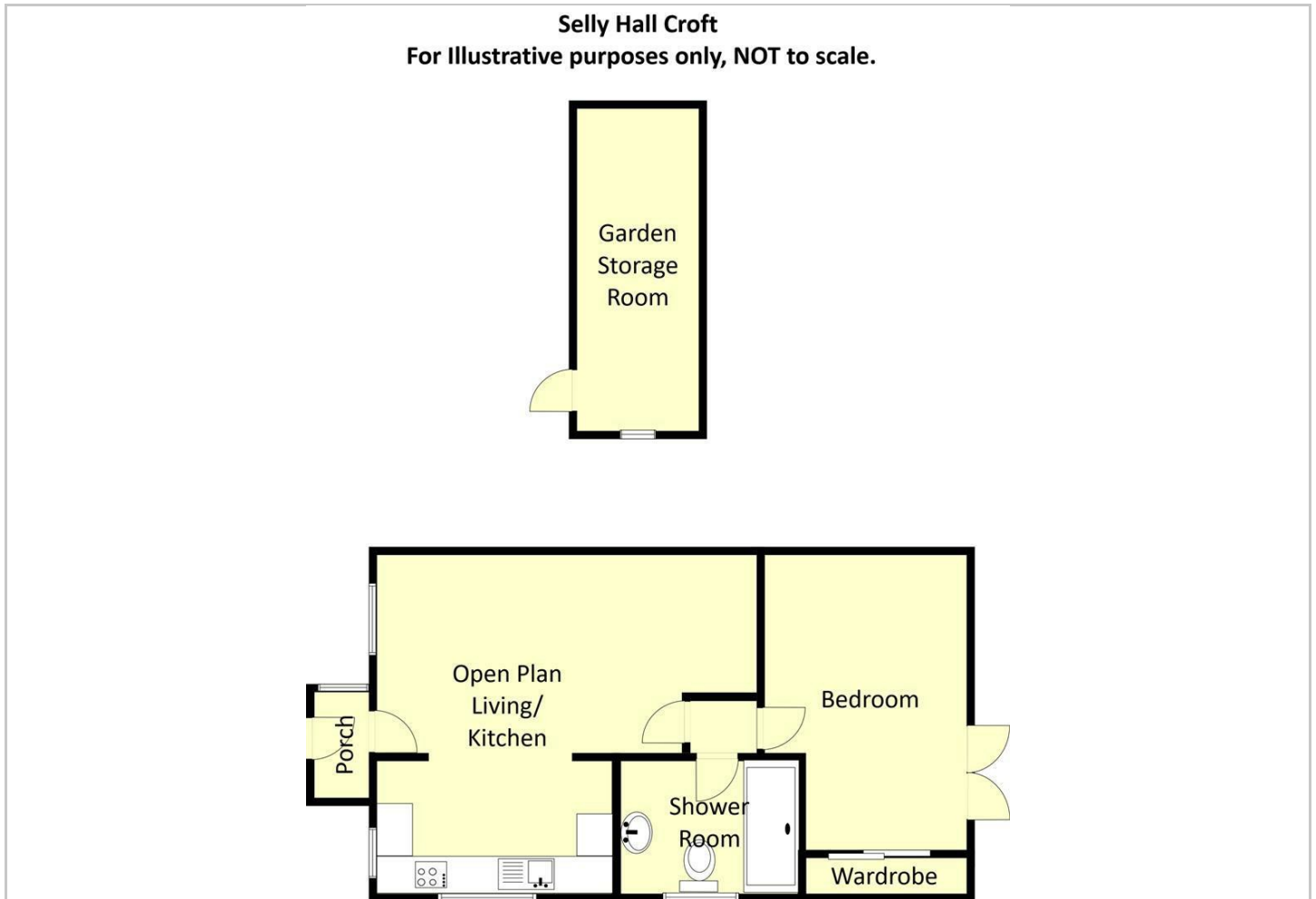
16'11" x 8'3" (5.18 x 2.52)

From the garden a double glazed door gives access into garden storage room. Previously utilised as a garage with an excellent opportunity for a office or gym or re-conversion to a garage with frosted double glazed window to the driveway, strip ceiling light point and storage areas,





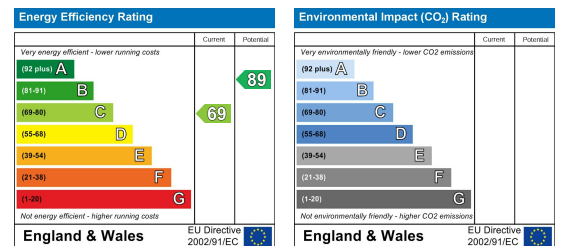
Floor Plan



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.