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ESTATE AGENTS LLP

7 Frederick Road

Selly Oak, Birmingham, B29 6NX

Offers In The Region Of £575,000



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Selly Oak, Birmingham, B29 6NX

SIMPLY WONDERFUL FIVE BEDROOM VICTORIAN HOME IN PRIME LOCATION! Dating back to 1891 this wonderful Victorian five bedroom family residence offers an abundance of charm and character with a plethora of period details and some lovely modern improvements. Offering excellent accommodation over three floors this impressive property is also ideally placed in the heart of Selly Oak for access to all of the nearby places of Birmingham, excellent transport links via road and rail, well placed for the sought-after schools and also the amenities offered in nearby Selly Oak, Harborne and Bournville. In brief the accommodation offered comprises; driveway and sculptured flowerbeds, side garage with mezzanine storage, ornate entrance porch with Minton tile flooring, welcoming entrance hall with further Minton tile flooring, front reception room with period fireplace and interconnecting to the rear reception room with further feature bay and fireplace, cellar, kitchen with flagstone floor, utility room, ground floor wc and shower room and a wonderful mature rear garden. To the first floor there are three good double bedrooms, family bathroom and a further staircase gives rise to the top floor where there are two further bedrooms. This home is a real delight. Please call our Bournville sales team to arrange your viewing. EPC Rating D and Council Tax Band D.



Approach

This five bedroom Victorian semi detached property is approached via a front block paved driveway providing off street parking for multi vehicles and mature decorative sculptured flowerbeds, hedgerows and low level walling to boundary then leads to double opening doors to garage and hardwood exterior door leading to ornate original style entrance porch.

Entrance Porch

With secondary glazing, original Minton tiled floor covering, exposed brick work, ceiling light point and original style glazed interior door opening into:

Entrance Hall

With Minton tiled floor covering, ceiling light point, cornice to ceiling, exposed decorative wooden panelling and turning balustrades staircase to first floor, central heating radiator and internal door opening into:

Dining Room

14'2" (into bay) x 12'0" (4.33 (into bay) x 3.66)

With decorative cast iron fireplace with gas connection (untested), decorative picture rail, cornice to ceiling ceiling light point, double opening doors into rear reception room, glazed bay window with secondary glazing to the front aspect, drop down ceiling light point, interconnecting French doors to rear reception room and two central heating radiators.

Living Room

16'10" x 12'0" (5.15 x 3.66)

With feature floor to ceiling French door with accompanying bay window with secondary ornate glazing giving views and access onto the rear garden, central heating radiator, cornice to ceiling, decorative picture rail, ceiling light point, inset decorative cast iron fireplace with raised tiled hearth and decorative surround and double opening French doors into the front reception room.

Kitchen

12'8" x 12'5" (3.88 x 3.81)

From hallway glazed interior door opening into kitchen with feature original storage cupboards to alcoves, space to chimney breast for a Range cooker with decorative exposed brick work, a matching selection of wall and base units with integrated one and a half stainless steel sink and drainer. integrated dishwasher, roll edge work surface, original single glazed sash style window to the rear aspect with an accompanying hardwood double glazed stable door giving access to the rear garden, flag stone floor covering, wall mounted contemporary column radiator, feature tongue and groove panelling to splash back areas.



Outer Lobby and Utility Area

With glazed interior door and blue engineering steps leading down to cellar. Utility area off the hallway with original red quarry tiled floor covering, two UPVC frosted double glazed windows to the side aspect, a selection of light grey matching wall and base units, wall mounted Viessmann combination boiler, space facility for washing machine and tumble dryer, work surface, circular stainless steel sink and drainer with hot and cold mixer tap, ceiling light point and internal door opening into:

Ground Floor Shower Room

4'11" (max) x 10'5" (1.5 (max) x 3.2)

With low flush WC, wall mounted ceramic heated towel rail, wooden framed double glazed frosted window with secondary glazing to the rear garden, wash hand basin on pedestal with hot and cold taps, corner entry shower with Mira Sportmax electric shower over, recessed spots to ceiling, tiled floor covering and ceiling light point.

Cellar

14'6" x 11'10" (4.44 x 3.62)

Accessed from the hallway with steps leading down the main cellar area. Currently utilised as a workshop with work benches, inset pump and two strip ceiling light points.

First Floor Landing

From hallway decorative balustrades gives rise to the first floor split level landing with original style wooden framed single glazed window to the front aspect with secondary glazing, cornice to ceiling, ceiling light point, staircase giving rise to the top floor and internal door opens into:

Family Bathroom

11'4" x 6'7" (3.47 x 2.03)

With a four piece bathroom suite comprising corner entry mains power shower, low flush WC, wash hand basin on pedestal, panel bath with hot and cold taps, decorative tongue and groove panelling to half wall height, frosted wooden framed double glazed window to the front aspect, wall mounted ceramic central heated towel rail, original style window with secondary glazing to rear aspect, wall mounted extractor and tiled floor covering.

Bedroom One

15'1" x 12'0" (4.62 x 3.68)

With original wooden framed window with secondary glazing to the front aspect, exposed refurbished wooden floor covering, inset decorative cast iron fireplace with tiled hearth, central heating radiator, ceiling light point and cornice to ceiling.

Bedroom Two

14'1" x 11'11" (to alcove) (4.3 x 3.65 (to alcove))

With further inset decorative cast iron fireplace, ceiling light point, central heating radiator, in-built double wardrobe and overhead storage units to alcoves and wooden framed double glazed sash style window to the rear aspect,

Bedroom Three

12'5" x 12'5" (3.79 x 3.8)

With wooden floor covering, UPVC double glazed window to the rear aspect, wash hand basin on vanity unit with hot and cold taps, inset decorative cast iron fireplace with tiled hearth, cornice to ceiling, ceiling light point and central heating radiator.



Top Floor Accommodation

From first floor landing a further turning staircase gives rise to the top floor split level landing with door opening into a box room offering excellent storage to the eaves. The staircase then leads up to the landing area with doors opening into;

Bedroom Four

11'6" x 7'7" (restricted head height) (3.52 x 2.33 (restricted head height))

With wooden framed double glazed Velux roof light to the rear aspect, central heating radiator and ceiling light point.

Bedroom Five

13'0" x 10'10" (3.98 x 3.32)

With wooden framed single glazed original window with secondary glazing to the front aspect, inset cast iron decorative fireplace, ceiling light point, exposed beams and wooden doors open to an excellent storage space to the eaves to the front of the bedroom and also further eaves storage to the rear of the bedroom.

Rear Garden

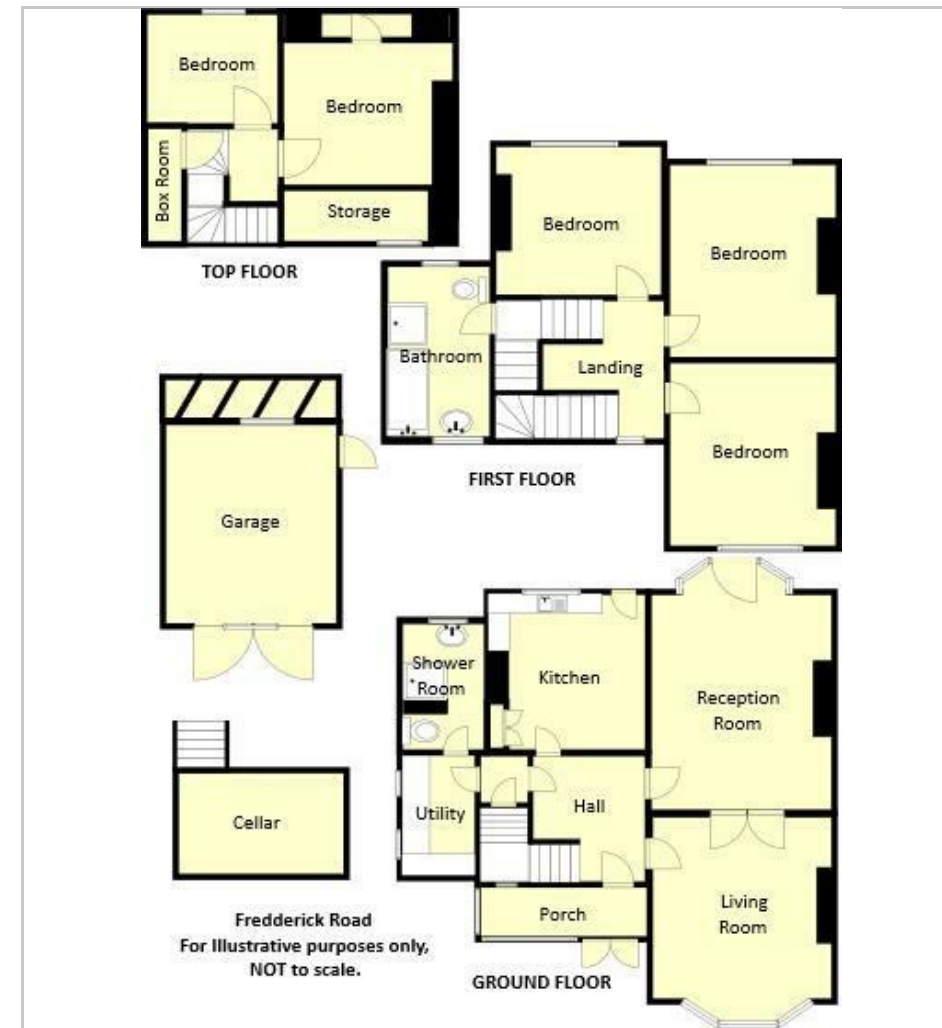
Being accessed from kitchen or dining room leads out to a brick block paved patio area with a varied selection of raised flowerbeds to borders with further block paved steps leading up to sun terrace then leading onto a rear mature garden with Cotswold stoned pathway meandering it's way to the rear garden and a well stocked selection of decorative flowerbeds to all borders with mature lawns incorporating fruit and blossoming trees and raised vegetable patches. Rear garden with a hedgerow border leading to rear garden with raised patios, further raised brick flowerbeds with a vegetable patch area and steps lead up to the rear area with summer gazebo/summerhouse with further mature trees, plants and shrubs, wooden panel fencing to rear with access gate and pitched roof garden shed. The garden needs to be walked to be fully appreciated.

Garage

8'10" x 16'2" (2.7 x 4.95)

With wooden double opening doors from the driveway with single glazed window to the rear garden aspect, strip ceiling light point and rear access door opening out on the patio and gardens. Furthermore being accessed from a ladder which opens up to a mezzanine roof space with storage, being fully boarded and plastered with ceiling light point, providing further storage space with feature semi circular window to the front aspect. The rear garage also offers an extended canopy roof with log store in built to the eaves space.

Floor Plan



Viewing

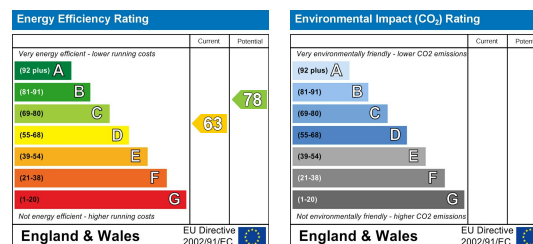
Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information

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Energy Efficiency Graph



Area Map

