



5 Mimosa Close

Selly Oak, Birmingham, B29 4DA

Offers In The Region Of £395,000



A QUITE SUPERB FOUR BEDROOM SEMI-DETACHED FAMILY HOME! Located in this lovely leafy cul-de-sac location on the Bournville Village Trust is this great size family home, which has recently been updated with new doors and windows throughout, as well as a new boiler, and is now ready for the right buyer to decorate to their own tastes! Ideally placed for access to all of the nearby places of interest including the local schools, local parks including bowling greens and tennis courts as well as the local cricket club and well placed for The University of Birmingham, QE Hospital, Royal Orthopedic Hospital and also the City Centre and further transport links via the nearby Bristol Road. The accommodation on offer briefly comprises; driveway and front garden, porch, entrance hallway, living room inter-connecting dining room, kitchen and an excellent garage and a rear garden. To the first floor there are three double bedrooms, further single bedroom and a family bathroom. To book your viewing please call our Bournville sales team.
Council Tax Band D.



Approach

This well presented four bedroom semi detached property is approached via a block paved sloping front driveway providing off street parking leading to garage and side wooden entrance gate leading to the rear garden and also incorporating mature fore lawn with raised decorative flowerbeds and various raised pots and plants leading to a storm porch with newly fitted composite double glazed front entry door opening into:

Entrance Hall

With stairs having original feature style wooden balustrades giving rise to the first floor landing, ceiling light point, central heating radiator, door opening into under stairs storage cupboard and interior feature frosted glazed wooden internal wall with open walkway into:

Open Plan Living/Dining Room

15'5" into bay x 12'7" (4.7 into bay x 3.86)

With living area with double glazed bay window to the front aspect, ceiling light point, central heating radiator, inset open fireplace with raised tiled hearth and surround and wooden mantle piece and open walkway into:

Dining Area

10'8" x 9'0" (3.27 x 2.75)

With parquet tiled effect flooring, sliding glazed patio doors giving views and access to the rear garden, serving hatch to kitchen, central heating radiator and ceiling light point.

Kitchen

11'0" x 9'0" (3.37 x 2.76)

From hallway doors opens into kitchen with an I-shaped kitchen with a selection of matching wall and base units with integrated electric hob and in-built oven with extractor over, space facility for under counter fridge and freezer, central heating radiator, stainless steel sink and drainer with hot and cold mixer tap over, double glazed window to the rear aspect, ceiling light point, tiled floor covering, tiled splash backs, space facility for fridge freezer and opens into:

Pantry

With plumbing facility for tumble dryer and washing machine and tiled floor.

Garage

24'6" x 8'7" (7.47 x 2.62)

With step leading into full length garage with an electric opening garage door to front driveway, two ceiling light points, wall mounted gas meter, wall mounted electric fuse box, wooden exterior door giving access out to the patio and door opens into:

Ground Floor WC

6'0" x 2'5" (1.84 x 0.76)

With high flush WC, frosted single glazed window to the side aspect, red quarry tiled floor covering and ceiling light point.

Storage/Boiler Cupboard

Housing Ideal Logic combination boiler and providing plentiful storage space.

Rear Garden

Being accessed from the garage or dining room with a step which leads to a full width block paved patio area with steps leading to main garden area with raised vegetable patches with low maintenance bark pathway leading to raised decking area incorporating feature side seating and plant growing station and being finished with mature hedgerows to borders.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, door opening into airing cupboard and glazed interior door with step leading into:

Bedroom Four

8'5" x 17'6" (2.57 x 5.34)

With double glazed windows to front and rear respectively, two ceiling light points and two central heating radiators.

Modern Shower Room

5'8" mx 8'1" (1.74 mx 2.47)

With wash hand basin on pedestal, low flush WC, corner entry shower with mains power shower, wall mounted heated chrome towel rail, ceiling light

point, frosted double glazed window to the rear aspect, wall mounted heater and tiling to splash back to half wall height.

Bedroom One

12'0" x 12'7" (3.66 x 3.84)

With double glazed window to the front aspect, in-built double wardrobe with overhead and underneath storage, ceiling light point and central heating radiator.

Bedroom Two

13'8" max x 9'10" max (4.18 max x 3 max)

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

Bedroom Three

11'9" max x 7'6" min x 9'2" max x 5'2" (3.6 max x 2.3 min x 2.8 max x 1.6)

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





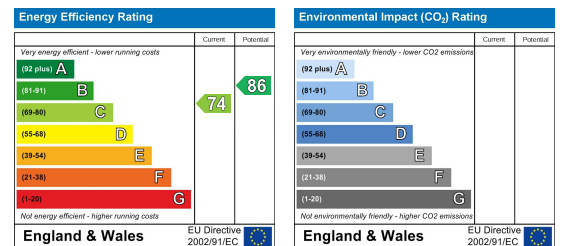
Floor Plan



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.