



22 Iris Close

Selly Oak, Birmingham, B29 5BS

Offers In The Region Of £425,000



***SUPERB PERIOD EXTENDED SEMI-DETACHED HOME WITH A WONDERFUL REAR GARDEN PLOT!* This lovely period three-bedroom semi-detached home is tucked away at the head of a quiet cul-de-sac. It has been extended on the ground floor and has the most superb rear garden with a plethora of fruit trees and a kitchen garden. Offered with no onward chain and ideally placed for all the area has to offer, such as much in-demand local schools including the University school, good access to the QE Hospital and Birmingham University and the amenities offered in Bournville, Selly Oak, Northfield and Harborne via the nearby transport links. This is such a lovely family home! To book your viewing please call our Bournville sales team! EPC Rating D and Council Tax Band D.**



Approach

This lovely extended three-bedroom semi-detached property is approached via a front block paved driveway which gives access to the front of the property and the garage with metal double opening doors. The mature front lawn is bordered by decorative flowerbeds and low-level hedgerows. A climbing wisteria adorns the front of the property, and an original feature style hardwood glazed door opens into:

Entrance Hall

With hardwood wooden floor covering, stairs giving rise to the first-floor landing, understairs storage cupboard with in-built shelving and original tiled floor, ceiling light point, decorative picture rail, central heating radiator and original style wooden interior doors opening into:

Front Reception Room

12'0" x 12'6" into bay (3.68 x 3.82 into bay)

With hardwood floor covering, double glazed bay window to the front aspect, ceiling light point, decorative picture rail and central heating radiator.

Rear Reception Room

13'6" x 11'10" (4.12 x 3.63)

With continued hardwood floor covering, inset cast iron fireplace with wooden mantelpiece and surround and raised tiled hearth, ceiling light point, decorative picture rail, central heating radiator and double-glazed French doors with accompanying double-glazed windows to the sides giving views and access to the rear garden.

Extended Kitchen/Diner

15'3" max x 15'4" (4.67 max x 4.69)

With red quarry tiled effect floor covering, double glazed French doors to rear, recessed spotlights to ceiling and opening into the garden. Kitchen with matching wall and base units, inset Belfast sink with hot and cold mixer tap, space facility for a Range cooker, two central heating radiators, tiling to splash backs, double glazed window to the rear aspect, space facility for dishwasher and door opening into:

Utility Extension

With plumbing facility for washing machine, double glazed window to the side aspect, continued tiled floor covering, central heating radiator, wooden exterior door giving access to the side passage and interior door opening into:

Ground Floor Shower Room

5'7" x 5'0" (1.72 x 1.53)

Corner entry shower with mains power shower over, low flush WC, wash hand basin on pedestal, tiled flooring, frosted double glazed window to the rear aspect and tiling to splash backs.

Garage

15'3" x 8'0" (4.65 x 2.44)

From the kitchen - dining room door opens into garage with metal opening doors to front driveway, two strip ceiling light points, wall mounted Vaillant combination boiler, excellent storage and potential. Further door to side passage.

First Floor Accommodation

The hallway turning staircase with decorative balustrades gives rise to the first-floor landing with double glazed window to the side aspect, ceiling light point, laminate wood effect floor covering, loft access point with pull-down stairs. The attic provides plentiful storage space and has been partially boarded. Four original interior doors open into:

Bedroom One

10'11" x 11'11" (3.33 x 3.65)

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

Bedroom Two

12'2" x 11'11" (3.72 x 3.65)

With double glazed window giving superb views of the rear garden, in set cast iron decorative fireplace, continued laminate floor covering, ceiling light point, and central heating.

Bedroom Three

6'7" x 7'4" (2.02 x 2.26)

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

Bathroom

9'10" x 7'1" (3 x 2.17)

With two frosted double-glazed windows to the side aspect, low flush WC, wall hung wash hand basin with hot and cold taps, tiled panel bath with hot and cold taps and mains power shower over, fully tiled to all splash backs and floor, recessed spots to ceiling and wall mounted heated chrome towel rail.

Rear Garden

Doors from the kitchen, rear reception room, garage and side extension lead out to a wonderful mature super-sized rear garden plot with an initial block paved patio. Wonderful mature cottage garden with a varied selection of plants, fruit trees, herbs and vegetable patches and pathway leading onto the main lawn area bordered by hedgerows, hard standing for a garden shed, grape vines and potting sheds, then leading round to the rear garden area. It is bordered by hedgerows with mature lawns, various further fruit trees, mature trees, plants, flowers and vegetables. It also includes a hidden brick block paved seating area to the rear. This garden needs to be walked to be fully appreciated.





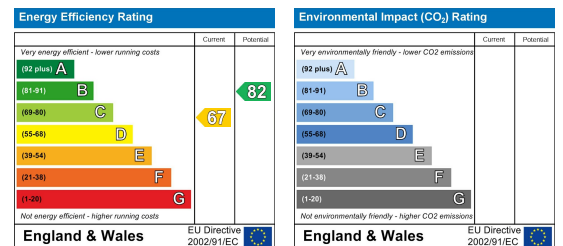
Floor Plan



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.