



## 61 Manilla Road

Selly Park, Birmingham, B29 7PZ

Offers In The Region Of £265,000



**\*A SIMPLE STUNNING PERIOD HOME!\* We don't think you'll see better! Having been painstakingly updated over the years this beautiful, period home is packed with character features along with being super stylishly presented - this is the perfect home. Being ideally located you're in the heart of all the area has to offer having Moseley with all of its renowned amenities and parks close by, alongside only being a short trip into Stirchley Village, Bournville, Kings Heath and also only a leisurely stroll into the rear of Cannon Hill Park and the Mac center. You also have great commuter links into the City Centre and nearby University of Birmingham and QE Hospital. The house itself offers the following; pretty fore garden, hallway, wonderful dining room with feature fireplace & window seat, stylish living room with further fire place and French doors to the garden, re-modeled kitchen and a stunning rear garden. To the first floor there are two great size, double bedrooms and a beautiful, four piece bathroom. To book your viewing of this gorgeous home please call our Bournville sales team. EPC Rating E and Council Tax and B.**



### Approach

This beautifully presented and stylish two double bedroom mid terrace home is approached via a mature from fore garden with mature trees to the front aspect leading to a double glazed composite front entry door with double glazed window above opening into:

### Entrance Hall

With Victorian effect tiled flooring, central heating radiator, ceiling light point, cornice to ceiling and oak interior door opening into:

### Dining Room

15'7" to bay x 9'4" to recess (4.76 to bay x 2.85 to recess)

This stunning dining room with double glazed bay window to the front aspect with window seat and under seat storage area, herringbone wooden style flooring, ceiling light point, decorative inset cast iron style fireplace with exposed brick backing and tiled hearth and cornice to ceiling.

### Living Room

15'5" max x 12'5" max (4.7 max x 3.8 max)

With oak interior door opening into under stairs storage cupboard with in-built shelving and tiled floor and step leading into living room with cornice to ceiling, double glazed French doors with accompanying double glazed window of above giving views and access to the rear garden, wall mounted contemporary column radiator, ceiling light point, further oak door to stairs giving rise to the first floor landing, inset original style cast iron fireplace with tiled surround and raised hearth, exposed wooden floor covering and glazed oak interior door and step opening into:

### Refurbished Kitchen

13'8" x 6'11" (4.17 x 2.12)

With a contemporary selection of painted green matching wall and base units with brass furnishings, integrated Bosch oven and in-built Limona induction hob with in-built chimney style stainless steel chimney style extractor over, ceramic inset sink and drainer with hot and cold mixer tap, space facility for washing machine, space facility for fridge freezer, central heating radiator, herringbone wooden floor covering, two drop down feature light points, marble effect work surface with splash backs, double glazed window to the side aspect, frosted double glazed exterior door to side return and rear garden and further double glazed window to the side aspect.

### Rear Garden

With an initial superb block paved side return leading to a full width sun patio area proving outside seating and entertaining area, access into two out buildings offering storage and light points, patio sleeper steps leads to a further garden area being laid to mature lawns and in-turn leading to a further block paved patio with sleeper flowerbeds and being finished with panel fencing to all borders.

### First Floor Accommodation

From living room stairs gives rise to the first floor landing with with feature drop down ceiling light points, cornice to ceiling, recessed spots to ceiling, loft access point with pull down ladder providing plentiful storage space, central heating radiator and oak internal door opening into:

### Bedroom One

12'3" x 15'7" to recess (3.75 x 4.76 to recess)

With two double glazed windows to the front aspect, low

level central heating radiator, decorative cast iron fireplace, cornice to ceiling, ceiling light point and double opening oak louver doors opening into over stairs storage/wardrobe.

### Bedroom Two

12'5" x 11'6" (3.8 x 3.53)

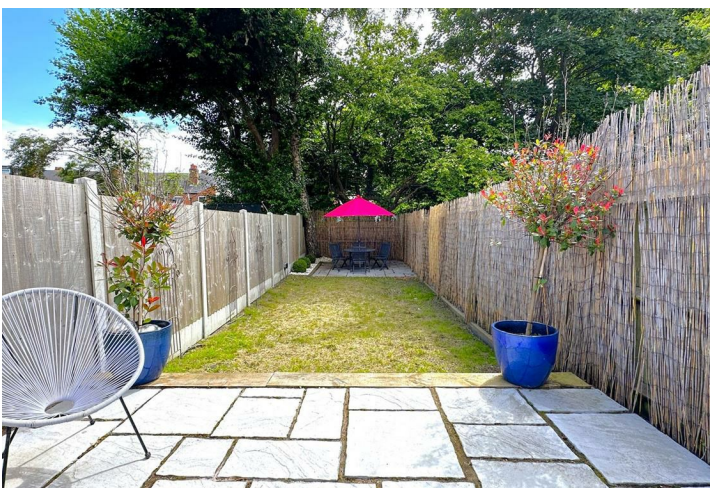
With doubled glazed window to the rear aspect, cornice to ceiling, central heating radiator and ceiling light point.

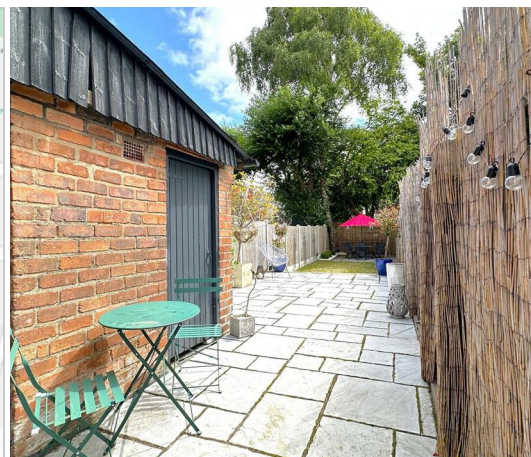
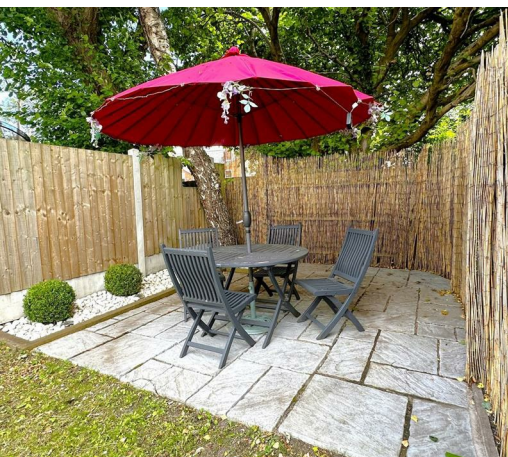
### Bathroom

6'10" x 13'8" (2.1 x 4.18)

This stunning contemporary four piece bathroom suite

offers a contemporary walk-in shower cubicle with rainfall effect shower over, freestanding contemporary bath with hot and cold mixer tap and shower attachment, push button low flush WC, wall hung contemporary wash hand basin with hot and cold mixer, fully tiled to half wall height and all splash back areas, recessed spots to ceiling, frosted double glazed window to the rear aspect and Victorian style central heating radiator and towel warmer.





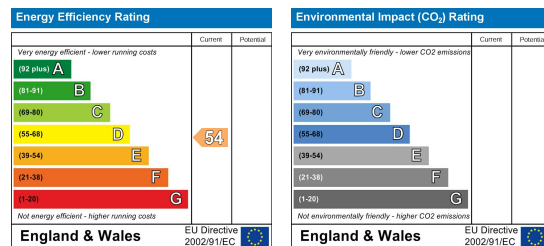
## Floor Plan



## 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.