



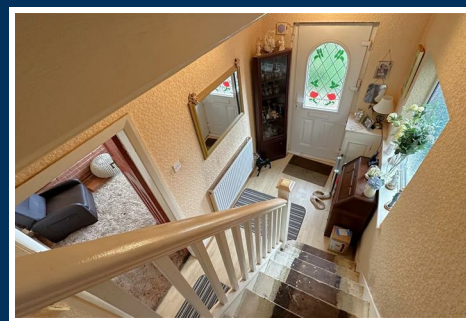
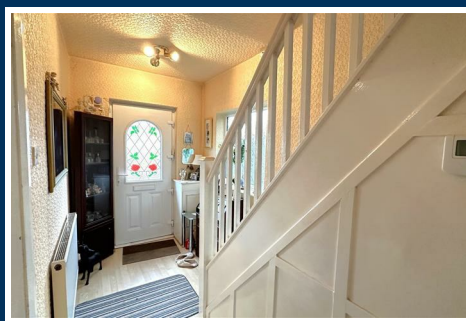
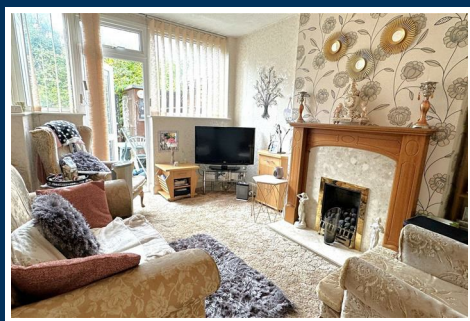
28 Widney Avenue

Selly Oak, Birmingham, B29 6QE

Offers In The Region Of £220,000



IDEAL PROJECT! NO CHAIN! Situated in this popular cul-de-sac is this traditional, extended, three bedroom semi-detached family home which offers excellent scope and potential for the right buyers! Ideally placed for all the area has to offer including the local schools, parks, QE Hospital and University alongside Selly Oak's battery park development and all the nearby amenities this period home also has the bonus of being offered with no onward. The house itself is accessed via a stepped front garden with the accommodation offering; entrance porch, hallway, two reception rooms, extended kitchen, side passageway and a good size rear garden. To the first floor there are two double bedrooms, single bedroom and bathroom. Needing fully updating throughout this could be a great opportunity to get onto the ladder! To book your viewing please call our Bournville sales team. Council Tax Band C and EPC Rating D.



Approach

This traditional three bedroom semi detached home, making an ideal project is approached via a stepped front fore garden with low maintenance garden with a varied selection of mature plants and shrubs with steps then leading up to composite double glazed front entry door opening into:

Entrance Hall

With frosted double glazed window to the side, stairs with balustrades gives rise to the first floor, central heating radiator, ceiling light point, laminate wood effect floor covering, door opening into under stairs storage cupboard, under stairs cupboard housing Worcester Bosch boiler and internal doors opening into:

Front Reception Room

11'9" to bay x 10'0" (3.6 to bay x 3.05)

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

Rear Reception Room

12'9" x 10'0" (3.89 x 3.05)

With double glazed bay window with insert French doors giving access to the rear, inset gas fire on raised hearth and wooden mantle piece and surround and ceiling light point.

Extended Kitchen

12'0" x 6'2" (3.68 x 1.89)

With a selection of wall and base units with roll edge work surface, space facility for washing machine, inset gas cooker, stainless steel sink and drainer with hot and cold mixer tap, double glazed bay to rear, space facility for fridge freezer, tiling to splash backs, tiled floor, central heating radiator, frosted double glazed door to side alleyway and ceiling light point.

First Floor Accommodation

From hallway staircase with balustrades gives rise to the first floor landing with frosted double glazed window to the side aspect, loft access point, ceiling light point and doors opening into:

Bedroom One

12'2" into bay x 9'11" (3.73 into bay x 3.03)

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

Bedroom Two

12'5" to bay x 8'9" (3.8 to bay x 2.67)

With double glazed bay window to the rear aspect, ceiling light point, triple in-built wardrobes and central heating radiator.

Bedroom Three

5'7" x 6'6" (1.72 x 2)

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

Bathroom

5'8" x 7'4" (1.73 x 2.26)

With central heating radiator, wash hand basin on pedestal, panel bath with hot and cold taps, low flush WC, in-built airing cupboard with hot water tank, laminate floor covering, double glazed window to the rear aspect,

Rear Garden

Being accessed from the rear reception room with an initial patio area with steps leading to main garden area, very mature and overgrown garden offering a selection of plants, trees and shrubs and pathway leading to the rear garden area understood to have a rear garage being accessed from the rear service road.



