

263 Selly Oak Road
Bournville, Birmingham, B30 1HR

Guide Price £850,000



5



2



3



10

ONCE IN A LIFETIME OPPORTUNITY, NO CHAIN! 'Northfield House' is one of the areas most sought-after, character homes, bursting with charm and character with over 2800 sq ft of living space over three spacious floors. From the beautiful stone casement Mullion windows to the original ornate stone parapet balconies, it truly is a one-off. Occupying an enviable corner plot you also have the opportunity to further improve and update alongside the possibility of having a home offices or a self-contained annex. The property itself offers a wraparound garden, rear driveway and brick built garage suitable for conversion, beautiful entrance hall with circular, stained glass, mullion windows and a log burning stove, feature winding staircase, front reception room, spacious kitchen - dining room, further living room leading to the rear extension, utility and shower room, gym and home office. To the first floor there are four excellent character bedrooms, separate wc, modern family bathroom and a further staircase gives rise to the top floor principal bedroom with separate re-fitted shower room. Ideally placed with access to all of the local schools, parks, transport links and amenities you couldn't be in a better location! Call our Bournville team to arrange your viewing.



Approach

This iconic five-bedroom end-of-terrace home is accessed via a rear driveway leading to a brick-built garage or a front pathway through the wrap-around fore garden. The garden features a variety of plants, trees, and shrubs along all boundaries. A pathway leads to double-opening French doors, framed by ornate pillars and a storm porch, opening into:

Entrance Vestibule

Featuring original-style leaded light windows to the side aspect, a wall-mounted light point, and a further glazed French door leading into:

Impressive Entrance Hall

Boasting an octagonal bay window with leaded light-stained glass insets and wooden-framed double-glazed windows overlooking the front aspect. Additional features include a decorative balustraded staircase leading to the first floor, panelled beams to the ceiling, an inset log-burning stove on a stone hearth, a central heating radiator, and an oak interior door opening into:

Front Reception Room

15'10" x 13'11" (4.83 x 4.26)

With a ceiling light point, corniced ceiling, deep-set skirting, picture rail, wooden-framed double-glazed bay window to the front aspect, and a central heating radiator.

Guest WC

6'6" x 3'0" (2 x 0.92)

Comprising a push-button low-flush WC, wall-mounted wash hand basin with hot and cold mixer tap, frosted wooden-framed double-glazed window to the side aspect, central heating radiator, and ceiling light point.

Superb Breakfast Kitchen/Dining Room

25'10" x 14'0" (7.88 x 4.27)

Kitchen Area:

Fitted with a selection of hardwood wall and base units, an inset double Belfast sink with a hot and cold mixer tap, integrated double oven and grill, integrated five-ring gas hob with built-in stainless steel extractor, integrated fridge and freezer, work surfaces, drop-down lights over the breakfast bar, tiled splashbacks, a ceiling light point, corniced ceiling, exposed wooden flooring, and a wall-mounted contemporary column radiator. Interior glazed French doors open into an additional reception room, and the space flows into the dining area.

Dining Area

Featuring a Victorian-style radiator, exposed wooden flooring, ceiling light point, corniced ceiling, deep-set skirting, and hardwood double-glazed quadruple bi-folding doors providing views and access to the rear garden.

Second Reception Room

16'10" x 13'10" into bay x 7'4" min (5.14m x 4.24m into bay x 2.25m min)

Accessed from the hallway or the kitchen/diner, with a wooden-framed double-glazed bay window to the side aspect and an additional wooden-framed double-glazed sash window to the side. Includes a ceiling light point, corniced ceiling, picture rail, two central heating radiators, and an oak interior door leading to:



Ground Floor Extension

Hallway

With a single-glazed window to the side aspect, a hardwood door with a leaded light window providing access to the rear garden, central heating radiator, ceiling light point, and corniced ceiling. Oak interior door leading to:

Ground Floor Shower Room/Utility

9'6" x 11'2" (2.92m x 3.42m)

Comprising a wall-mounted Worcester Bosch combination boiler, double-glazed lattice-effect window to the side aspect, central heating radiator, two ceiling light points, a walk-in shower with a mains power shower, plumbing for a washing machine and tumble dryer, and an interior door to a storage cupboard.

Home Gym

11'5" max x 9'6" max (3.48m max x 2.91m max)

Currently used as a gym, featuring a double-glazed window to the side aspect, ceiling light point, picture rail, wall-mounted air conditioning unit, laminate wood-effect flooring, and a central heating radiator.



Rear Ground Floor Home Office

9'6" x 10'4" (2.92m x 3.17m)

A dual-aspect room with double-glazed windows to the rear and side, ceiling light point, corniced ceiling, and central heating radiator.

First Floor Accommodation

A turning staircase leads to the first-floor landing, featuring a rectangular lattice-effect stained glass window to the front, a further stained glass leaded light sash window, two wall-mounted light points, a picture rail, stairs leading to the second floor, and oak interior doors opening into:

Bedroom Two

18'10" max x 14'9" max x 7'6" min x 11'5" (5.76m max x 4.5m max x 2.3m min x 3.5m)

A spacious bedroom with stunning wooden-framed double-glazed bay windows to the front and side, three central heating radiators, a corniced ceiling, and a picture rail.

Bedroom Three

13'4" x 14'0" (4.08m x 4.28m)

With two wooden-framed double-glazed windows to the front, ceiling light point, picture rail, corniced ceiling, deep-set skirting, and a central heating radiator.

Bedroom Four

12'2" x 14'3" (3.73m x 4.35m)

Featuring a triple wooden-framed double-glazed window to the rear, ceiling light point, corniced ceiling, and central heating radiator.

Contemporary Family Bathroom

7'8" x 10'7" (2.34m x 3.25m)

Comprising a double walk-in shower with a mains power shower, freestanding claw-footed bath with hot and cold mixer tap, low-flush WC, wash hand basin on a pedestal, Victorian-style radiator/towel rail, half-height tiled walls and floor, ceiling light point, and corniced ceiling.

Separate WC

7'1" x 2'10" (2.18m x 0.88m)

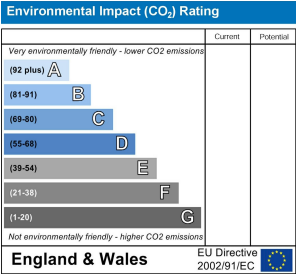
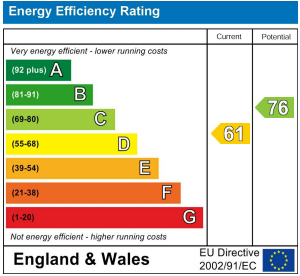
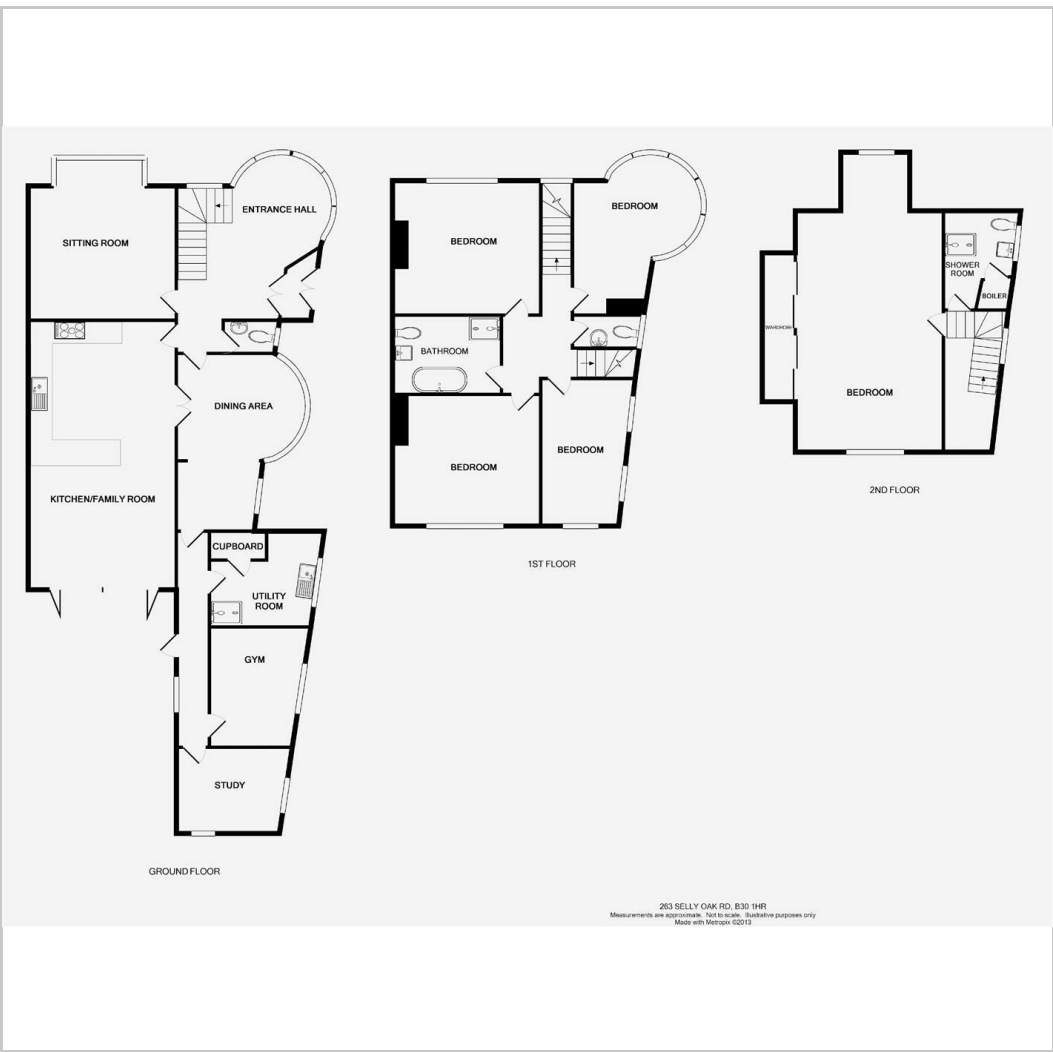
With a frosted double-glazed window featuring a lattice leaded inset, ceiling light point, picture rail, corniced ceiling, and wall-hung wash hand basin with hot and cold taps.

Bedroom Five

8'10" x 13'9" (2.7m x 4.2m)

A dual-aspect room with double-glazed lattice-effect windows to the side and rear, central heating radiator, and a door opening into an under-stairs storage cupboard.





Top Floor Accommodation

A turning staircase with decorative balustrades leads to the top floor, featuring a double-glazed lattice-effect window to the side aspect, ceiling light point, picture rail, eaves storage, and an oak internal door leading to:

Re-Fitted Top Floor Bathroom

11'3" max x 10'11" (3.45m max x 3.35m)

Comprising a walk-in shower with a mains power shower, contemporary tiled splashbacks, wall-mounted heated chrome towel rail, wash hand basin on a vanity unit with under-sink storage and hot and cold mixer tap, hidden cistern push-button low-flush WC, walk-in storage cupboard housing the hot water tank and Worcester Bosch combination boiler, further eaves storage, in-built shelving, tiled flooring, and ceiling light point.

Bedroom One

29'0" max x 13'2" (8.85m max x 4.02m)

A dual-aspect bedroom with a dormer double-glazed window to the rear, a feature double-glazed lattice-effect dormer window to the front with a built-in window seat, vaulted ceiling, two ceiling light points, corniced ceiling, two central heating radiators, and quadruple sliding-fronted wardrobes.

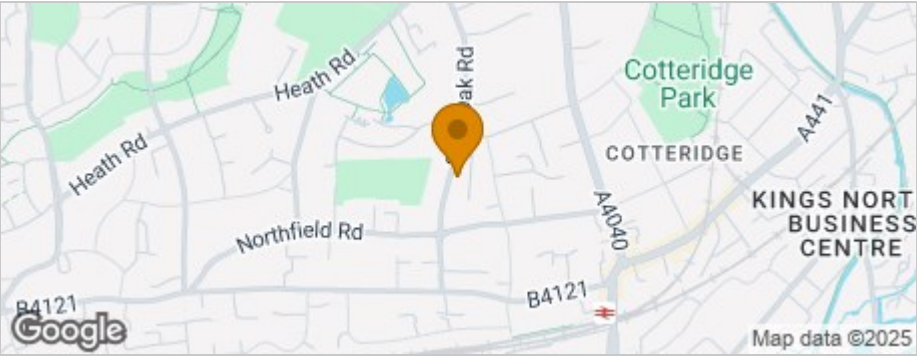
Garage

14'3" x 20'1" (4.35m x 6.13m)

Accessed via a driveway off Selly Oak Road, featuring metal double-opening doors, a brick-built construction, single-glazed wooden windows to the front and side, vaulted roof space, a wooden exterior door, and a further single-glazed window to the rear. This space offers excellent potential for further development.

Rear Garden

Accessed via the side passage, kitchen/diner, or rear extension, leading to a block-paved patio wrapping around the property. The garden is mainly laid to lawn with mature trees, plants, and shrubs along all boundaries. Steps and a wooden door provide access to the garage, with a wooden double-opening gate to Selly Oak Road, offering potential for additional parking.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN
Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk

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