



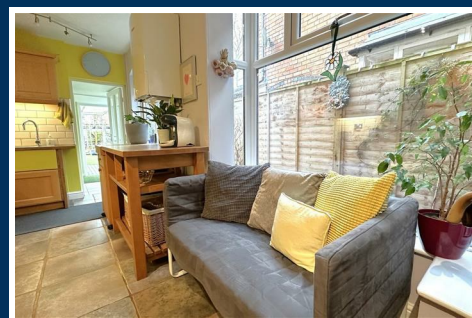
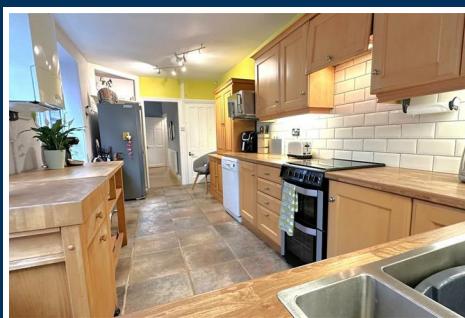
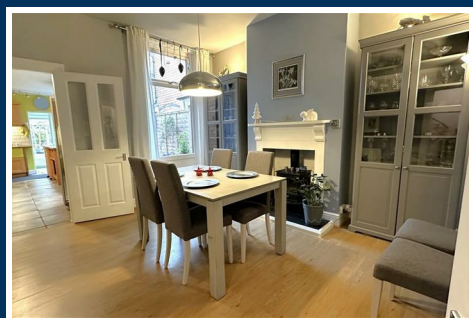
26 Second Avenue

Selly Park, Birmingham, B29 7HD

Offers In The Region Of £450,000



****A simply wonderful, extended four bedroom home including a superb dormer loft 4th bedroom** NO CHAIN**** Located in a sought after tree lined avenue in Selly Park, this much improved and extended four bedroom Edwardian home is being offered with no onward chain and is ready to move straight in to. Having a lovely blend of period details and contemporary additions, and easy direct access to Cannon Hill Park by a footbridge over the river at the end of the Avenue. Ideally placed for the Dental Hospital, QE Hospital, University of Birmingham, Edgbaston Cricket Ground, Birmingham city centre and all the amenities of the local areas of Selly Park, Selly Oak, Moseley, Harborne, Bournville and Stirchley. Close to well renowned local schools, on direct transport routes for the city, and local places of interest including Cannon Hill, the MAC centre, Birmingham Wildlife Conservation Park and Birmingham Botanical Gardens. The property itself offers a fore garden, entrance vestibule, hallway, front living room with feature fire place and bay window, rear living room with log burning stove, extended breakfast kitchen room, contemporary WC and utility room and an excellent rear garden. To the first floor there is a main bedroom with bay window, good second and third bedrooms and bathroom. Further stairs rise up to the stunning top floor dormer 4th bedroom with en suite shower room. This is a wonderful home in a great location, ready to move in to.



Approach

This beautifully presented four bedroom three storey period mid terrace home is approached via a wrought iron front gate to shared pathway with low maintenance blue slate chippings and low level wall front garden with raised decorative flowerbed with pathway in-turn leading to a hardwood glazed front entry door opening into:

Inner Vestibule

With original Minton tiled floor covering, wall mounted electric fuse box, ceiling light point and glazed interior door opening into:

Main Entrance Hall

With laminate wood flooring, stairs giving rise to the first floor, cornice to ceiling, ceiling light point and internal doors opening into:

Front Reception Room

14'8" to bay x 10'8" to recess (4.49 to bay x 3.26 to recess)

With double glazed bay window to the front aspect, cornice to ceiling, inset cast iron gas fireplace with decorative cast iron surround and wooden mantle piece, central heating radiator and in-built meter cupboard.

Dining Room

13'5" x 11'2" (4.11 x 3.41)

From hallway door opens into dining room with double glazed picture window to the rear aspect, ceiling light point, laminate wood effect floor covering, central heating radiator, inset cast iron log burning stove with exposed brick recess and wooden mantle piece and raised tiled hearth (un-tested) and glazed interior door opening into:

Extended Breakfast Kitchen

18'10" x 10'0" to bay (5.75 x 3.05 to bay)

Kitchen with a superb selection of hardwood matching wall

and base units with space facility for dishwasher, space facility for cooker, inset one and a half drainer stainless steel sink with hot and cold mixer tap, wall mounted Worcester Bosch combination boiler, feature under cupboard lighting, tiling to splash backs, tiled floor covering, two ceiling light points, space for an America style fridge freezer, double glazed bay window to the side aspect, wall mounted contemporary column radiator, further double glazed windows to the side, under stairs storage cupboard with in-built shelving and light point and glazed internal door from kitchen opens into:

Outer Lobby

With tiled flooring, central heating radiator, double glazed window to the side aspect and further double glazed exterior door giving access to the rear garden and internal door opens into:

Guest WC/Utility Room

5'5" x 8'4" to window recess (1.67 x 2.55 to window recess)

With space facility for washing machine and tumble dryer, inset stainless steel sink and drainer with hot and cold mixer tap and under sink storage, frosted double glazed window to the rear aspect, further cupboard and storage options and tiled floor.

Rear Garden

Being accessed via the rear outer lobby area leads to a brick block paved full patio including side return with raised decorative flowerbeds to all borders and covered pergola, then leading out to the main garden area with low maintenance astro-turf with sculpture decorative flowerbeds to all borders with a varied selection of plants and shrubs and trees and leading to the rear patio being block paved and hard-standing with a garden shed.

First Floor Accommodation

From the hallway staircase with decorative balustrades

gives rise to the first floor landing with two drop down ceiling light points, further staircase gives rise to the top floor, central heating radiator and internal doors opening into:

Bedroom One

14'2" x 14'7" into bay (4.33 x 4.46 into bay)

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

Bedroom Two

13'5" x 8'4" (4.11 x 2.56)

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

Bathroom

8'2" x 5'3" (2.5 x 1.62)

With push button low flush WC, wash hand basin on vanity unit with hot and cold mixer tap with under sink storage, double glazed window to the side aspect, ceiling light point, wall mounted extractor, walk-in sit down bath with hot and cold mixer tap and shower attachment, contemporary tiling to floor with electric underfloor heating and splash backs,

Bedroom Three

8'5" x 10'5" (2.58 x 3.2)

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

Top Floor Accommodation

From landing turning staircase gives rise to the top floor landing with double glazed wooden framed windows to the rear aspect, ceiling light point and internal fire door opens into:

Superb Top Floor Main Bedroom

19'7" max x 10'9" max (5.98 max x 3.3 max)

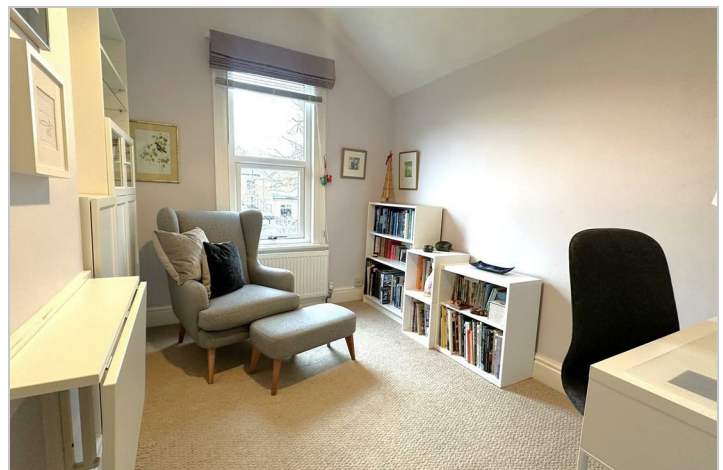
With double glazed dormer windows to the rear aspect, Victorian style radiator, hardwood oak floor covering, recessed spots to ceiling, further glazed Velux roof light to the front aspect, in-built storage to eaves space and internal door opens into:

En-Suite Shower Room

11'4" to window recess and rear of the shower x 4'

(3.46 to window recess and rear of the shower x 1.4)

With a wall hung wash hand basin with hot and cold mixer tap, push button low flush WC, double glazed Velux roof light to the front aspect, walk-in shower with mains power shower over, slate tiled floor covering and tiling to all splash backs.





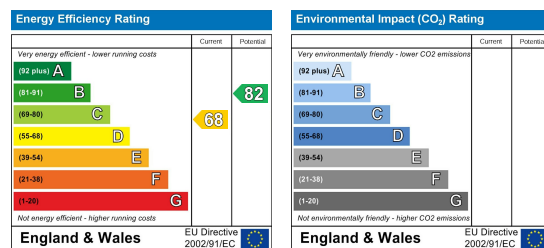
Floor Plan



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.