



## 162 Gristhorpe Road

Selly Park, Birmingham, B29 7SL

Offers Over £285,000



**\*SUPERB, ENLARGED PERIOD SEMI-DETACHED HOME IN PRIME LOCATION!\*** Located on this lovely tree lined road in Selly Park / Stirchley, which is perfectly positioned for access into the vibrant independent scene in Stirchley Village but also ideally placed for access to the nearby Bournville train station with its fantastic commuter links to the QE Hospital, University of Birmingham and the City Centre, is this well proportioned Victorian period semi-detached home which has been modernised and extended to offer superb space and style with a lovely blend of period details and modern fittings. Located on the 'sunny side of the street' it offers the following accommodation; fore garden, entrance vestibule, hallway with refurbished period tiling, open plan dining room with bay window with plantation shutters and period fireplace, rear living room with period fire, inner hallway, stylish extended kitchen - dining room with picture window and a great size, sunny rear garden. To the first floor there are two good double bedrooms retaining period details and a beautiful re-fitted bathroom with underfloor heating. To arrange your viewing of this lovely home please call our Bournville sales team on; 0121 458 1123.



### Approach

This superbly presented two bedroom extended semi, is approached via a low level boundary wall and wrought iron front gate with blue engineering brick pathway leads to a low maintenance Cotswold stone garden then pathway in-turn leads to a feature front entry glazed door with single glazed window above opens into:

### Entrance Vestibule

With original red quarry tiled floor covering, in-built meter cupboard and glazed interiors door opens into:

### Mains Entrance Hall

With continued red quarry tiled flooring, ceiling light point, picture rail and internal door opening into:

### Open Plan Dining/Living Room

12'11" into bay x 8'11" to recess (3.94m into bay x 2.72m to recess)

Dining area with double glazed bay window with in-built shutters to the front aspect, ceiling light point with ceiling rose, inset decorative cast iron fireplace on raised tiled hearth, exposed refurbished wooden floor covering, Victorian style radiator and opens into living room.

### Living Room

12'2" x 12'03" (3.71m x 3.73m)

With a further inset cast iron fireplace on raised tiled hearth, double glazed window to the rear aspect, in-built shelving and storage to alcoves, cornice to ceiling, ceiling light point with ceiling rose, further Victorian central heating radiator and glazed interior door opens into:

### Inner Lobby

With red quarry tiled effect flooring, turning staircase with decorative balustrades and tongue and groove paneling to the first floor, door opens into under stairs storage cupboard and glazed stable door opens into:

### Extended Kitchen

19'1" x 7'01" (5.82m x 2.16m)

With a painted selection of wall and base units with wooden block work surfaces, integrated four ring burner gas hob with integrated oven, space facility for washing machine, space facility for tumble dryer, space facility for dishwasher, ceramic one and a half bowl sink and drainer with hot and cold mixer tap, larder cupboard, space for fridge freezer, breakfast bar area, superb picture window giving views of the lovely rear garden, wall mounted shelving, tiling to splash backs, recessed spots to ceiling and UPVC double glazed door giving side views and access to the rear garden.

### First Floor Accommodation

From the inner lobby staircase with decorative balustrades gives rise to the first floor landing with double glazed window to the side aspect with in-built plantation shutters, two ceiling light points, loft access point and interior doors opens into:

#### Refurbished Bathroom

11'01" x 7'02" (3.38m x 2.18m)

With a free standing claw foot bath with hot and cold mixer tap and mains over shower over, tiling to splash backs, tiled floor with underfloor heating, bespoke wash and basin with hot and cold mixer tap on vanity unit with under sink storage, ceramic towel rail, tiling to half wall height, frosted double glazed window to the rear aspect, two wall mounted light points, in-built airing cupboard housing Worcester Bosch combination boiler and push button low flush WC

#### Bedroom One

11'3" x 11'8" to chimney breast (3.43m x 3.58m to chimney breast)

With two double glazed windows to the front aspect with in-built plantation shutters, ceiling light point with ceiling rose, cornice to ceiling, excellent

floor to ceiling double wardrobes to receptive to alcoves, inset decorative cast iron fireplace and central heating radiator.

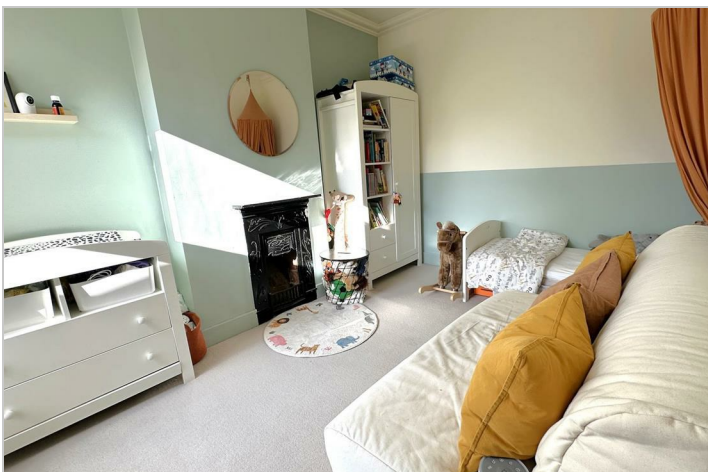
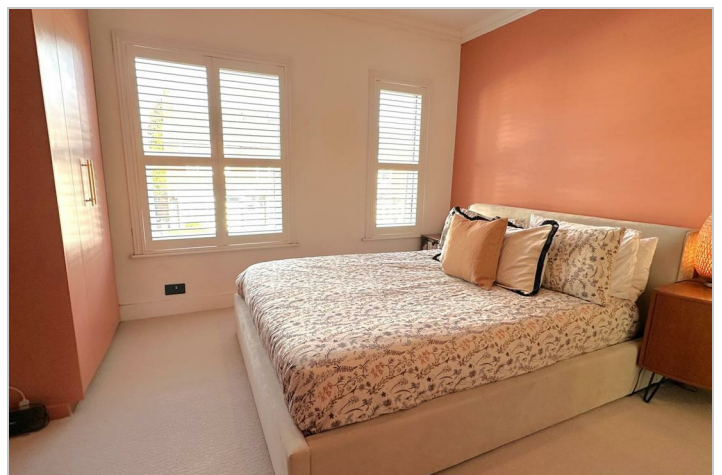
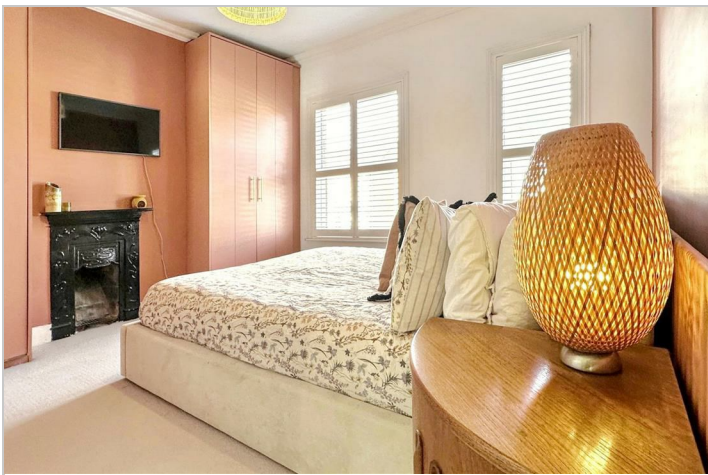
#### Bedroom Two

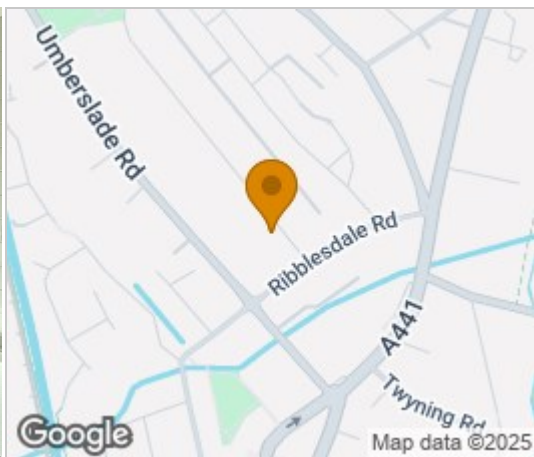
12'10" x 9'03" (3.91m x 2.82m)

With a double glazed window to the rear aspect, ceiling light point, inset decorative cast iron fireplace and central heating radiator.

#### Rear Garden

From the kitchen a UPVC double glazed door gives access to the a block paved side return with a wooden access gate to the front of the property, decorative flowerbeds to borders and pathway leading to a rear raised full width patio excellent for outside seating and entertaining with the garden enjoying a sunny aspect, also outside electric then from the patio step leads down to main garden area being laid mainly to mature lawn with decorative flowerbeds to borders and leads to a rear garden area with a garden shed and a varied selection of plants, shrubs and trees and finished with panel fencing to all borders.





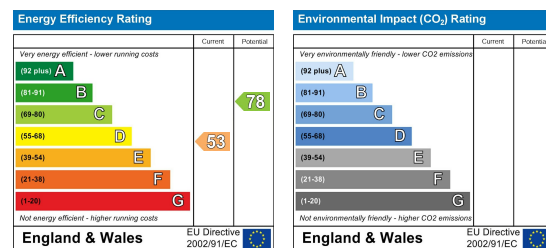
## Floor Plan



## 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



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.

### 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.