



10 Middle Park Road

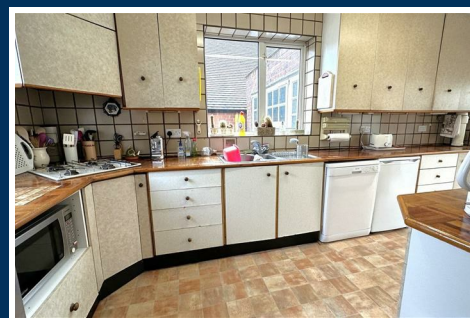
Selly Oak, Birmingham, B29 4NE

Offers Over £400,000



Charming Three-Bedroom Double-Fronted Home – No Chain!

Nestled behind a mature front garden and driveway, this delightful double-fronted period home in Bournville is brimming with character and potential. Set on a generous plot, it offers exciting opportunities for improvement or expansion. Offered with no onward chain, this property is ideally located for everything the area has to offer, including sought-after local schools such as the University School, excellent transport links to the QE Hospital, Birmingham University, and convenient access to the amenities of Bournville, Selly Oak, Northfield, and Harborne. Inside, the well-proportioned accommodation includes a welcoming hallway, dual-aspect living room, dining room, kitchen, utility room, guest WC, and a good-sized side garage, all complemented by a beautiful mature rear garden. Upstairs, you'll find two spacious double bedrooms, a well-sized single bedroom, a shower room, and a separate WC. A fantastic opportunity in a prime location—contact our Bournville Sales Team today to arrange your viewing!



Approach

This lovely, double fronted, three bedroom semi detached property is approached via a driveway with raised decorative flowerbeds to all borders and mature fore lawn with mature plants, trees and shrubs with low level hedgerows to boundaries and pathway leading up to a glazed wooden interior door opening into:

Entrance Porch

With ceiling light point, double glazed window to the side and front respectively, ceiling light point and door opening into:

Ground Floor WC

5'07" x 3'03" (1.70m x 0.99m)

With wall mounted wash hand basin, ceiling light point, tiling to splash backs, single glazed window to the front aspect and low flush WC.

Entrance Hall

From the porch a glazed interior door opens into hallway with stairs with decorative balustrades giving rise to the first floor landing, under stairs storage cupboard, decorative plate rail, central heating radiator and internal doors opening into:

Dual Aspect Lounge

11' x 18'04" (3.35m x 5.59m)

With double glazed windows to the front aspect, sliding double glazed doors to the rear aspect, picture rail, two ceiling light points and central heating radiator.

Dining Room

12' x 10' (3.66m x 3.05m)

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

Kitchen

17'01" x 7'01" (5.21m x 2.16m)

From hallway sliding door opens into the kitchen with a selection of wall and base units with wooden work surfaces over incorporating two and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for dishwasher and under counter fridge, integrated double oven, integrated four ring burner gas hob, double glazed window to the front aspect and side respectively, tiling to splash backs, strip ceiling light point, single glazed window to the rear lean-to and single glazed exterior door and step leads up into:

Side / Rear Lean-To

9'04" x 8'02" (2.84m x 2.49m)

With double glazed window and doors giving access to the rear garden, plumbing facility for washing machine and open walkway into:

Garage

11'08" x 16'04" (3.56m x 4.98m)

With double opening doors to the front driveway, further single door to drive, double glazed window to the rear, space facility for fridge freezer, door to rear garden and strip ceiling light point.,

First Floor Accommodation

From hallway turning staircase with balustrades gives rise to the first floor landing with double glazed window to the front aspect, ceiling light point, loft access point, original door opening into over stairs storage cupboard housing the hot water tank and in-built shelving and doors opening into:

Separate WC

4'10" x 3'09" (1.47m x 1.14m)

With push button low flush WC, frosted double glazed window to the front aspect and ceiling light point.

Dual Aspect Bedroom One

18'2" x 11'1" max (5.56m x 3.40m max)

With double glazed windows to the front and rear respectively, a large array of built in wardrobes, over bed storage units and cupboards, central heating radiator and two ceiling light points.

Bedroom Two

10'11" x 10'2" (3.33m x 3.10m)

With double glazed window to the rear aspect, picture rail, central heating radiator, ceiling light point, further in-built wardrobes and overhead storage units.

Bedroom Three

8'06" x 10'3" (2.59m x 3.12m)

With double glazed window to the rear aspect, central

heating radiator, further in-built bedroom wardrobes and cupboards, picture rail and ceiling light point.

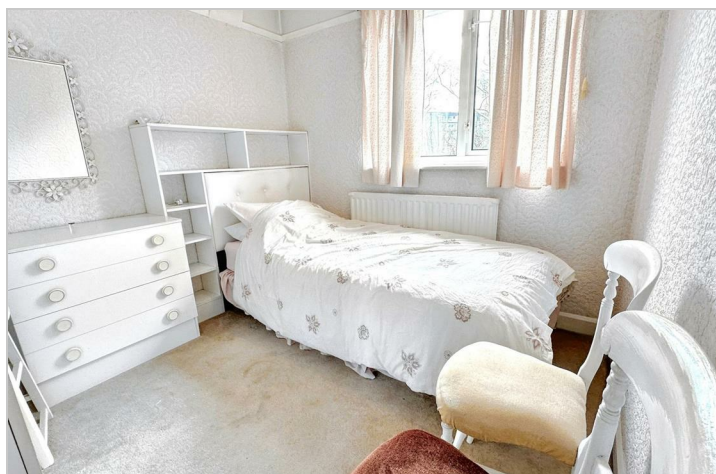
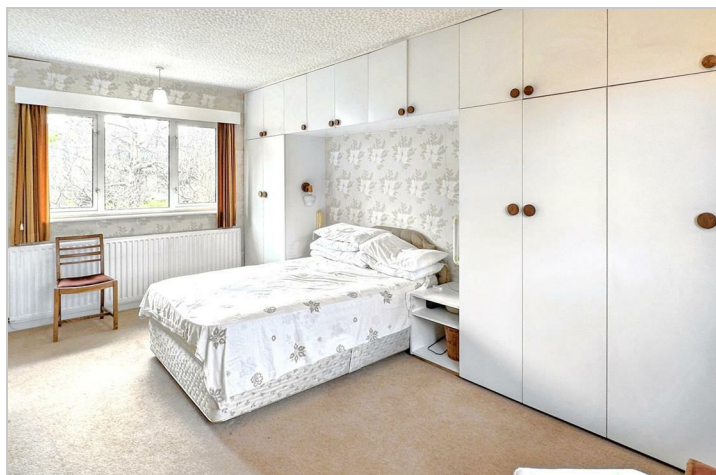
Shower Room

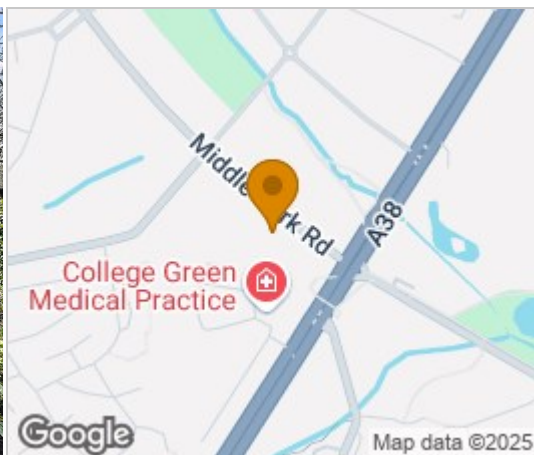
7'10" x 4'10" (2.39m x 1.47m)

From landing sliding door opens into shower room with walk-in shower with mains powered shower over, wash hand basin on vanity unit with under sink storage and hot and cold taps, double glazed window to the side aspect, central heating radiator, tiled walls and ceiling light point.

Rear Garden

Accessed via the patio doors from the living room or through the rear lean-to and garage, the beautifully maintained southerly facing rear garden offers a tranquil retreat. An initial block-paved patio provides the perfect space for outdoor seating and entertaining, leading into a superb mature garden. Well-stocked decorative flowerbeds filled with a variety of mature plants and shrubs create a vibrant and welcoming setting. Beyond this, the main garden unfolds with a mix of lawned areas, additional decorative flowerbeds, and a stunning array of mature flowering trees, plants, and raised flowerbeds. A network of pathways and walkways meanders towards the rear, where an enchanting orchard area boasts a further selection of mature trees, plants, and climbing shrubs. Bordered by private hedging and enclosed with natural hedgerows to all borders.





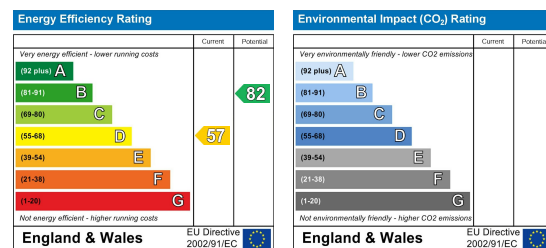
Floor Plan



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



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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.