



12 Selly Oak Road
Bournville, Birmingham, B29 1LS

Offers In The Region Of £600,000



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SOMETHING VERY SPECIAL! INCREDIBLE SPACE - A WONDERFUL PERIOD HOME IN A BEAUTIFUL POSITION! It is a rare occasion that a true one-off house comes to the market. This is one of those homes. From its idyllic location with views across Bournville Park to the stunning kitchen/dining extension, this is a beautiful home finished to the highest standards and boasting an abundance of charm and character with superb contemporary additions. Ideally positioned for Bournville's thriving village with its historic green, the much in-demand local schools, Bournville and Rowheath Parks and the excellent commuter links via the nearby train station; are all within walking distance. This delightful property demands a viewing. The accommodation comprises a pretty front garden, entrance vestibule, hallway with original tiled floor, front reception room with log burning stove and bay window, rear snug with further log burning stove, downstairs WC, bespoke kitchen and dining extension and cottage garden with the added bonus of a summerhouse. The first floor comprises two large double bedrooms, the main bedroom having park views, an office / nursery and a bathroom with roll top bath. A further staircase gives rise to a top floor dormer loft conversion with another large double bedroom with separate bathroom. This is a truly stunning home! Please book your viewing via our Bournville office.



Approach

This beautifully presented, characterful and vastly extended three-bedroom mid-terrace home is approached via a pretty front fore garden, with a varied selection of mature plants, flowers, shrubs, and privet hedgerow. A wooden panel picket fencing borders the pathway leading to an original style, glazed, hardwood front entry door opening into:

Entrance Vestibule

With tongue and groove panelling to half wall height, wall mounted electric fuse box and glazed stripped pine interior door opening into:

Main Entrance Hall

With original red quarry herringbone tiled floor covering, ceiling light point, decorative archway with plaster corbels, cornice to ceiling, central heating radiator and stripped pine glazed interior door opens into:

Living Room

11'8" to recess x 15'6" to bay (3.56 to recess x 4.73 to bay)

With wooden framed double glazed bay window to the front aspects, ceiling light point with ceiling rose, decorative cornice to ceiling, decorative picture rail, exposed wooden floor covering, two wall mounted light points, central heating radiator and exposed brick chimney breast with feature archway, brick hearth and inset log burning cast iron stove.

Snug

12'11" x 8'11" (3.96 x 2.74)

With feature original stripped pine double opening window into kitchen, exposed brick chimney breast with red quarry tiled hearth and inset log burning stove, original style in-built glazed display cupboards to alcove, in-built shelving to further alcoves, ceiling light point with ceiling rose and open walkway into kitchen.

Ground Floor WC

2'11" x 2'2" (0.9 x 0.67)

With red quarry tiled floor covering, low flush push button WC, frosted double glazed window to the side aspect, wall mounted heated chrome towel rail, corner fitted wash hand basin with hot and cold mixer tap, slate tiling splash back, further in-built bespoke wooden storage and ceiling light point.

Superb Extended Kitchen/Dining Room

14'9" max x 20'8" max (4.50m max x 6.30m max)

From hallway or snug the initial kitchen area offering a bespoke in-built selection of hardwood wall and base units incorporating Welsh dresser and larder cupboards, red quarry tiled floor covering, recessed spots to ceiling, with Range cooker, fridge freezer, dishwasher and washing machine, inset ceramic Belfast sink with hot and cold mixer tap, wooden block work surface with wooden return splash backs, wall mounted shelving, central heating radiator, island unit with breakfast bar, three double glazed Velux roof lights incorporating two electronically operated roof lights to the side aspect, wall mounted light point and open walkway into dining extension. With double glazed French doors, accompanying sides window and feature windows above giving views and access to the rear garden, three further double glazed Velux roof lights to the side aspect, four wall mounted light points and red quarry tiled floor covering.



First Floor Accommodation

From hallway staircase with decorative balustrades gives rise to split level first floor landing with recessed spots and ceiling light and stripped pine interior doors opening into:

Main Bedroom

With wooden framed double glazed windows giving views to Bournville Park and the front aspects, a further selection of built-in bespoke wooden wardrobes to alcoves, feature exposed brick chimney breast with red quarry tile hearth, ceiling light point, decorative picture rail and central heating radiator.

Bedroom Ttwo

13'0" x 11'9" into recess (3.98 x 3.6 into recess)

With further sash double glazed window to the rear aspect, ceiling light point, decorative picture rail, further exposed chimney breast with recess and red quarry tiled hearth, central heating radiator and bespoke double built-in wardrobe to alcove.

Home Office/Nursery

7'8" x 6'5" (2.36 x 1.97)

With double glazed window to the side aspect, built-in office desk and storage, further bespoke built-in shelving and storage cupboards, ceiling light point and central heating radiator.

Bathroom

10'4" x 8'0" max (3.15m x 2.44m max)

This beautifully presented Victorian style bathroom with corner entry shower with mains power shower, wash hand basin on pedestal with hot and cold taps, low flush WC, freestanding cast iron roll top bath with clawed feet and hot and cold mixer tap with shower attachment, double glazed sash window to the rear aspect, tongue and groove panelling to half wall height, ceiling light point, three wall mounted light points and wall mounted heated chrome towel rail.

Top Floor

From the first floor turning staircase with decorative balustrades gives rise to the top floor with ceiling light point, double glazed window to the rear aspect, storage to eaves space and interior doors opening into:

Bathroom

6'0" x 6'1" (1.85 x 1.86)

With double glazed Velux roof light to the front aspect, free standing roll edge claw footed bath with hot and cold taps and shower attachment, low flush WC, wash hand basin on pedestal, wall mounted ceramic towel rail, recessed spots to ceiling and tiled effect floor covering.

Bedroom Three

11'10" x 15'10" (3.63 x 4.84)

This superb top floor bedroom with two double glazed windows and dormer to rear garden aspect, recessed spots to ceiling, storage to eaves space, central heating radiator and a selection of built-in bespoke cupboards and storage.

Rear Garden

Accessed from the kitchen / dining area. A landscaped patio, suitable for outside entertaining, hosts an outhouse for garden storage with access to the side walkway to the front of the property and an outside power point. Raised brick walling flowerbeds contain mature plants and shrubs with two low level steps leading up to the main garden with its rose garden, mature lawn, fruit trees and seating area. The meandering path leads to a mini orchard with a variety of fruit trees, culminating in the top garden patio complete with superb summerhouse / garden office.

Summerhouse

11'5" x 11'8" (3.5 x 3.56)

The wonderful summerhouse offers double glazed French doors with accompanying side windows, exposed wooden floor covering, two wall mounted light points, slate raised hearth, log burning stove and exposed wooden panelling. There is an additional outside power point.



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.

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Energy Efficiency Graph

