



## 26 St. Stephens Road

Selly Park, Birmingham, B29 7RP

Offers Over £179,950





**\*NO CHAIN - TWO BEDROOMS PLUS 'LOFT ROOM'\* HEART OF SELLY OAK AND STIRCHLEY!\*** This is a character, two bedroom (PLUS LOFT ROOM) period terrace that is offered with onward chain and some lovely modern touches in a location that is hard to beat! The perfect first time home! Located just off Pershore Road with Stirchley's vibrant high street with its plethora of independent shops, bars and restaurants close at hand and also just a short stroll to all the area has to offer including excellent transport links to the nearby QE Hospital, Birmingham Uni and City Centre from Selly Oak and Bournville train stations, alongside the local parks and schools but also the nearby amenities in Bournville, Cotteridge, Moseley and Kings Heath! The accommodation on offer briefly comprises; fore garden, hallway, character living room and inter-connecting second reception room, kitchen and a lovely rear garden with rear access. To the first floor there are two bedrooms, bathroom and stairs rise up to the top floor loft room. No doubt we'll get lots of interest so to book your viewing please call our Bournville sales team!



### Approach

This nicely presented two bedroom plus loft room terrace is approached via a low level wall with low maintenance fore garden and a UPVC double glazed front entry door opening into:

### Hallway

With dado rail, central heating radiator, laminate floor covering, ceiling light point, stairs giving rise to the first floor landing and interior door opening into:

### Front Reception Room

10' x 11'06" (3.05m x 3.51m)

With double glazed window to the front aspect, in-built meter cupboards, central heating radiator, decorative cast iron fireplace with raised tiled hearth, laminate floor covering ceiling light point and interior door bi-folding French doors opens into:

### Rear Reception Room

12'11" to under stairs storage x 11'11" (3.94m to under stairs storage x 3.35m3.35m)

Also a door from hallway opens into rear reception room with a further decorative fireplace with mantle piece and surround and raised hearth, laminate floor covering, double glazed window to the rear, tongue and groove paneling to walls, ceiling light point, central heating radiator and door opening into:

### Kitchen

8'11" x 19'10" (2.72m x 6.07m )

With a selection of matching wall and base units with inset stainless steel sink and drainer with hot and cold mixer tap, wall mounted Worcester Bosch combination boiler, double glazed window to the rear aspect, wood effect work surfaces, integrated oven with four ring burner Induction hob, space facility for fridge freezer and washing machine, ceiling light point, laminate wood effect flooring and frosted double glazed door giving access to the rear garden.

### Rear Garden

With a block paved patio then steps leading to the main garden area with further low maintenance garden with a mixture of slabbed patio with low maintenance stones and various decorative flowerbeds and shrubs and a wooden access gate and panel fencing to all borders.

### First Floor Accommodation

From the hallway staircase gives rise to the first floor landing with a further staircase to the loft room, ceiling light point, useful storage cupboard, double glazed window to the rear aspect and interior door opening into:

### Bedroom One

13'10" max x 11'10" max (4.22m max x 3.61m max )

With double glazed window to the front aspect, picture rail, cornice to ceiling and central heating radiator.

### Bedroom Two/Office/Nursery

7'08" x 7' (2.34m x 2.13m)

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

### Re-Fitted Bathroom

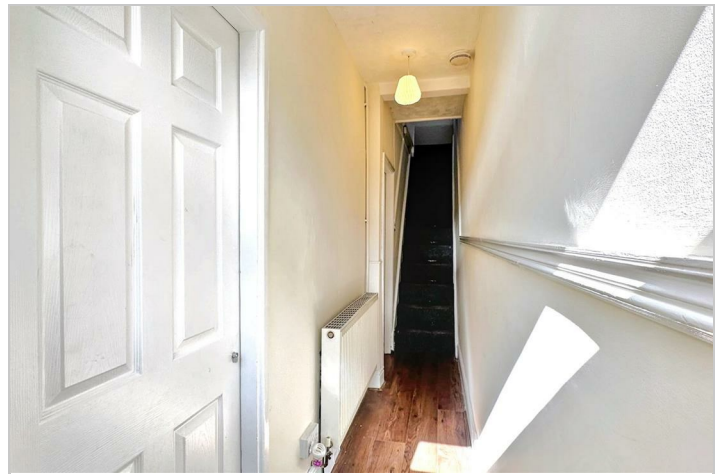
7'04" x 4'08" (2.24m x 1.42m)

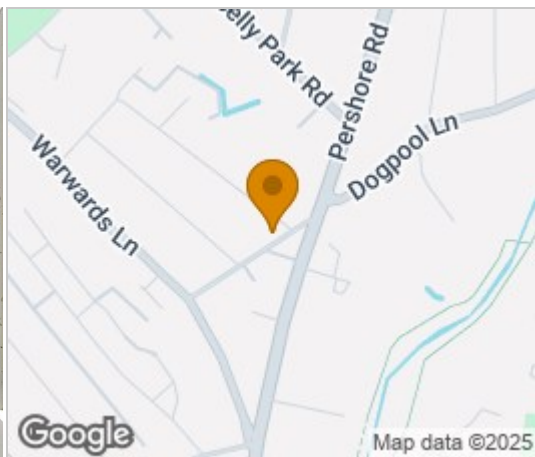
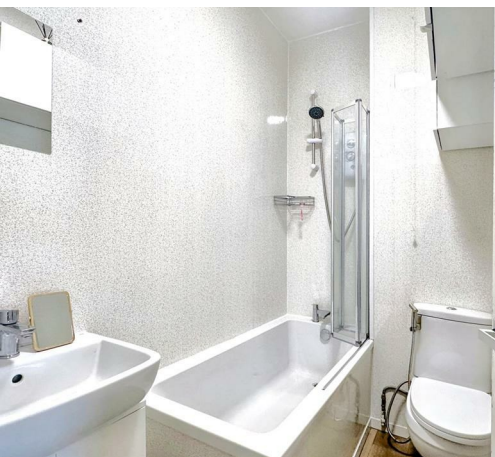
Offers a three piece bathroom suite comprising panel bath with electric shower over and glass shower screen, low flush WC, wall mounted heated chrome towel rail, wash hand basin on vanity unit with hot and cold mixer tap, laminate floor covering

### Loft Room

13'02" x 14'03" (4.01m x 4.34m)

From first floor landing staircase gives rise to the loft room with double glazed Velux roof light to rear, central heating radiator, ceiling light point.





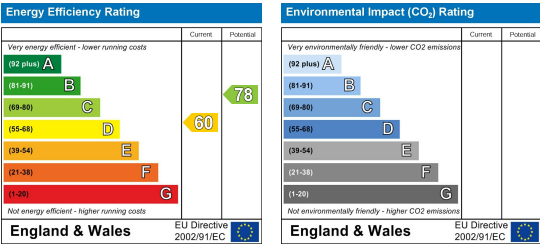
## Floor Plan



## 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.

## 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.