



82 Lodge Hill Road

Selly Oak, Birmingham, B29 6NG

Offers In The Region Of £295,000



EXCELLENT THREE BEDROOM HOME, GREAT LOCATION, NO CHAIN! We are thrilled to bring to market this extended, three-bedroom semi-detached home ideally positioned in the ever-popular area of Selly Oak. Offered with no onward chain, this charming home is perfect for families, professionals, or investors alike, and boasts close proximity to a range of local amenities including the QE Hospital, Birmingham University, and excellent public transport links providing swift access to Birmingham City Centre. Step inside and you'll find a welcoming entrance hallway with stairs rising to the first floor and a useful under-stairs storage cupboard. The property offers generous living space, featuring a delightful bay-fronted dining room, a spacious, extended lounge and a fitted kitchen. Upstairs comprises three well-proportioned bedrooms and a family bathroom complete with a paneled bath, pedestal wash hand basin, and WC. Outside is a superb mature rear garden. Offering lots of further potential please call our Bournville team to book your viewing.



Approach

This well proportioned and extended three bedroom semi detached property is approached via a block brick paved front driveway providing off street parking including side access way and wooden rear gate giving access to the rear garden and composite frosted double glazed front door with accompanying side and above windows opening into:

Entrance Hall

With hardwood floor covering, frosted double glazed window to the side aspect, in-built meter cupboards, ceiling light point, cornice to ceiling, central heating radiator, stairs with balustrades gives rise to the first floor, door opening into under stairs storage cupboard and original style internal door opening into:

Front Reception Room

13'04" x 11'11" (4.06m x 3.63m)

With double glazed bay window to the front aspect, ceiling light point, central heating radiator and in-built meter cupboard.

Extended Living/Dining Room

20' x 11'08" (6.10m x 3.56m)

With double glazed sliding patio doors to the rear garden, two ceiling light points, cornice to ceiling, central heating radiator and inset electric fire on raised hearth and wooden mantle piece and surround.

Extended Galley Kitchen

20'0" x 6'11" (6.10m x 2.11m)

With a matching selection of wall and base units, space facility for dishwasher, washing machine, gas cooker and under counter fridge and freezer, work

surface incorporating stainless steel sink and drainer with hot and cold mixer tap, frosted double glazed window to the side aspect, tiling to splash backs, central heating radiator, two ceiling light points and double glazed UPVC door with accompanying double glazed side window giving access to the rear garden

First Floor Accommodation

From hallway staircase gives rise to the first floor landing with loft access point, ceiling light point, cornice to ceiling and interior door opens into:

Bedroom One

11' x 11'08" (3.35m x 3.56m)

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

Bedroom Two

11' x 12'05" (3.35m x 3.78m)

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

Bedroom Three

6'11" x 8'05" (2.11m x 2.57m)

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

Bathroom

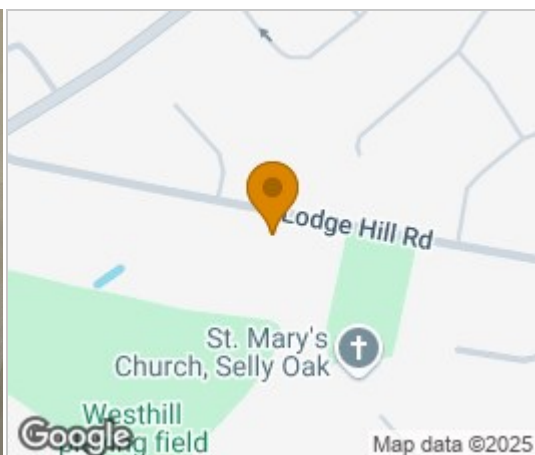
6'10" x 6'11" (2.08m x 2.11m)

With panel bath with electric shower over and hot and cold taps, push button low flush WC, wash hand basin on pedestal with hot and cold taps, frosted double glazed window to the rear aspect, tiling to splash backs, heated chrome towel rail, airing cupboard housing Worcester Bosch combination boiler

Rear Garden

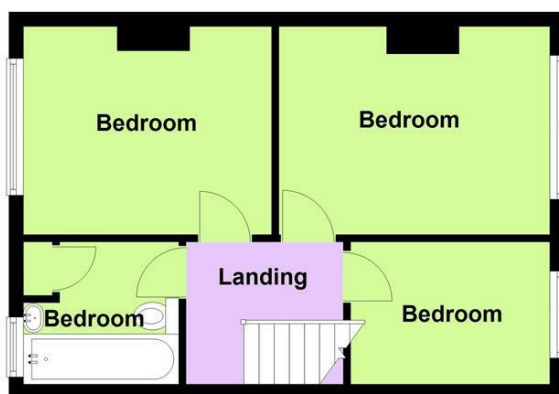
From the kitchen or the sliding patio doors gives access out to an initial patio and steps leading up to a further raised patio area with access into out buildings including outside WC with low flush WC. Main garden area with a good sized pitch roof garden shed and vast lawned area including brick raised flowerbeds with sleeper steps leading to rear garden area suitable for a vegetable patch and garden being finished with hedgerows to all borders.





Floor Plan

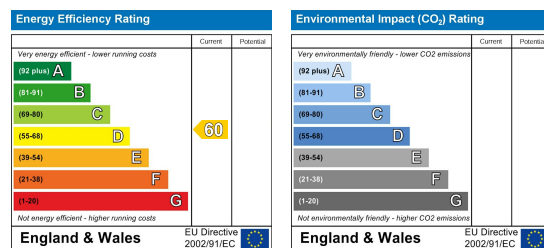
Lodge Hill Road -
NOT TO SCALE -
For illustrative
purposes only



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.