



## 157 Gristhorpe Road

Selly Pakr, Birmingham, B29 7SP

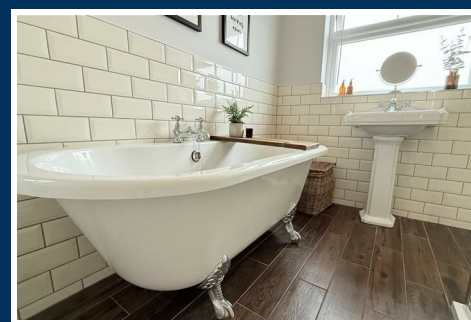
Offers Over £395,000





**\*STUNNING EXTENDED SEMI-DETACHED HOME WITH PARK VIEWS!\* WOW!**

Situated on this highly desirable, tree-lined road on the Selly Park/Stirchley border, this SIMPLY STUNNING extended three-bedroom semi-detached home perfectly combines traditional charm with contemporary living. Boasting wonderful open views over the adjacent park, it offers an exceptional setting in a much sought-after location. Ideally placed for all local hotspots, the property is within easy reach of Stirchley's lively high street, excellent transport links via Bournville and Selly Oak train stations, and well-connected to the Queen Elizabeth Hospital, University of Birmingham, and the City Centre. Amenities in Selly Oak and Cotteridge are also just moments away—everything you need is close at hand! The accommodation offers high specification modern design and briefly comprises: driveway and fore garden, storm porch, welcoming entrance hallway, enlarged living / dining room, sublime kitchen-dining-living extension—a beautifully designed open-plan space flooded with natural light, perfect for everyday family life and entertaining. This stunning heart-of-the-home area is further enhanced by a dedicated utility space and provides direct access to the landscaped rear garden, which also benefits from rear access. On the first floor, you'll find two generous double bedrooms and a further single bedroom, along with a stylish four-piece family bathroom. This outstanding home offers a rare opportunity in one of the area's most coveted spots. The best buyers will view—to arrange your appointment, please contact our Bournville sales team today!



## Approach

This beautifully presented and substantially extended three-bedroom semi-detached family home offers exceptional living space and curb appeal. It is set behind a generous tarmac driveway that provides ample off-road parking and is complemented by attractive flowerbeds and a low-level boundary wall. The property benefits from a side garage and features an eye-catching decorative storm porch laid with stylish porcelain tiling. A high-quality composite front door with frosted double-glazed side and overhead panels welcomes you into the home.

## Entrance Hall

Upon entering, you are greeted by a welcoming hallway laid with elegant hardwood flooring. A staircase with decorative balustrading rises to the first floor, complemented by a ceiling light point and a central heating radiator for comfort. A door opens into a generously sized under-stairs storage cupboard, offering excellent storage solutions. An internal door then leads through to:

## Enlarged Living/Dining Room

**20'06" x 10'09" to bay (6.25m x 3.28m to bay)**

A spacious front reception room features a double-glazed bay window to the front aspect, allowing for an abundance of natural light. The space is warmed by a central heating radiator and enhanced by two stylish drop-down ceiling light points. A feature recess within the chimney breast is framed by a charming wooden mantelpiece and surround, creating a focal point for the room. Internal single-glazed French doors provide an elegant transition into the extended kitchen/diner.

## Extended Kitchen/Living/Dining Room

**15'03" x 19'04" (4.65m x 5.89m )**

The extended kitchen/diner continues with the same attractive hardwood flooring and features a central heating radiator and drop-down ceiling light point. This space flows seamlessly into the spacious living area, also benefiting from the continued hardwood flooring. Large double-glazed sliding patio doors, paired with a striking floor-to-ceiling side window, offer beautiful views and direct access to the rear garden, filling the room with natural light. Overhead, two Velux double-glazed roof lights and recessed ceiling spotlights add brightness and character. Two stylish drop ceiling lights are thoughtfully

positioned above the breakfast bar area, which transitions naturally into the modern kitchen space.

## Kitchen Area

**11'11" x 9'04" (3.63m x 2.84m)**

The stylish kitchen is fitted with a coordinated range of Porcelain color wall and base units, offering ample storage and a clean, cohesive finish. Integrated appliances include a fridge, freezer, wine cooler, and dishwasher, along with a designated space for a microwave. A range cooker is accommodated within the layout, complete with a built-in extractor fan overhead for practicality and visual appeal. A classic Belfast sink with a hot and cold mixer tap is set into elegant marble-effect quartz work surfaces, perfectly paired with complementary tiling to the splash backs. A rear-facing double-glazed window provides pleasant garden views and natural light. The space is completed with recessed ceiling spotlights and the continued hardwood flooring, adding warmth and continuity throughout.

## Inner Hallway

With door opening into:

## Utility

**6'11" x 7'11" (2.11m x 2.41m)**

The dedicated utility area offers practical space for both a washing machine and tumble dryer, with a marble-effect work surface incorporating a stainless steel sink and drainer, complete with a hot and cold mixer tap. Floor-mounted cupboards provide additional storage, while the tiled flooring continues seamlessly from the kitchen area. A central heating radiator ensures the space remains warm and functional year-round. A door gives access to the adjoining garage, while an internal door leads through to:

## Guest WC

**4'07" x 3'07" (1.40m x 1.09m)**

With push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, continued hardwood floor covering, recessed spotlights and tiling to splash backs.

## First Floor Accommodation

A staircase with decorative balustrading rises from the hallway to a bright and airy first floor landing. A double-glazed

window to the side aspect allows for natural light, while a ceiling light point and loft access hatch add to the practicality of the space. Internal doors lead off the landing into:

### Stunning Bathroom

9'10" x 5'01" (3.00m x 1.55m )

The family bathroom is beautifully appointed, featuring a freestanding roll-top bath with classic silver claw feet and a traditional hot and cold mixer tap. A walk-in mains-powered shower is set against complementary tiled splashbacks, offering both style and functionality. Additional fittings include a low flush push-button WC and a pedestal wash hand basin, with matching tiling to half wall height enhancing the period charm. A Victorian-style heated towel rail and radiator add a touch of character while ensuring warmth. The floor is finished with high-quality porcelain tiles and wood-effect detailing for a practical yet attractive finish. Frosted double-glazed windows to the rear and side aspects provide privacy while allowing natural light to fill the space. A ceiling light point completes the room.

### Bedroom One

15'09" x 10'01" (4.80m x 3.07m)

With double glazed bay window to the front aspect giving lovely park views, two ceiling light points and central heating radiator.

### Bedroom Two

13'11" x 11' (4.24m x 3.35m)

With double glazed window to the rear aspect, in-built double wardrobe with overhead storage to alcoves and central heating radiator.

### Bedroom Three

6'07" x 7'07" (2.01m x 2.31m)

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

### Garage

11'07" x 20'01" (3.53m x 6.12m)

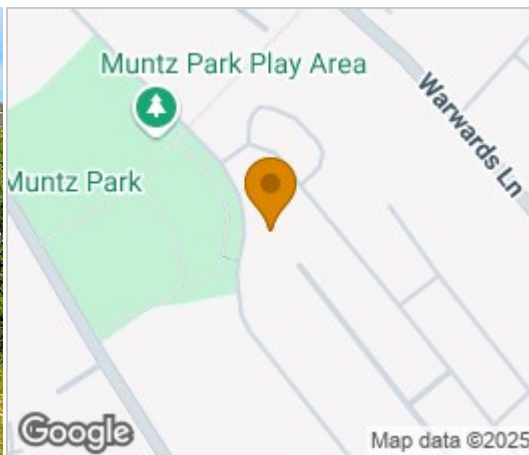
With metal up and over door to front, wall mounted Worcester Bosch combination boiler, wall mounted light point and provides excellent storage space.

### Rear Garden

Accessed via the sliding patio doors, the rear garden opens onto a full-width landscaped patio—ideal for outdoor seating and entertaining. This elegant space leads seamlessly onto a well-maintained lawn, bordered by a variety of mature trees, plants, and shrubs that create a tranquil, established setting. A garden pathway winds its way to the rear of the plot, where a gate provides convenient rear service access. A garden shed offers useful storage, and the entire outdoor area is enclosed by secure fencing to all boundaries, ensuring privacy and a safe environment for families.







## Floor Plan

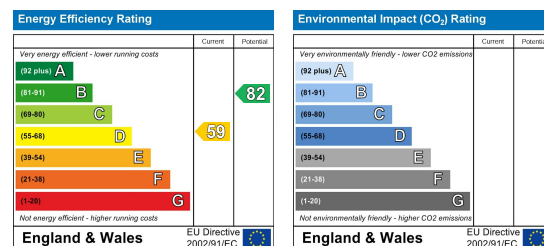
Gristhorpe Road -  
NOT TO SCALE -  
For illustrative  
purposes only



## 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



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.