



£200,000

134 Weoley Park Road, Selly Oak, Birmingham, West Midlands, B29 5HA

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Two Bedroom Semi-Detached Home with Potential in Prime Location Offered to the market with excellent scope for improvement, this well-positioned two-bedroom semi-detached property provides a fantastic opportunity for buyers looking to put their own stamp on a home. Ideally located within close proximity to key amenities, including the Birmingham University School, University of Birmingham, the Queen Elizabeth Hospital, local parks, and excellent transport links, the property enjoys a convenient and highly sought-after setting. Internally, the accommodation comprises a welcoming hallway, a bright living room, a separate dining room, a fitted kitchen, and a conservatory that opens onto the rear garden. Upstairs, you will find two well-proportioned bedrooms along with a family bathroom, offering comfortable space for first-time buyers, downsizers, or investors alike. Externally, the property features off-road parking to the front and a mature rear garden, providing a pleasant outdoor area to relax or entertain. With its great location and clear potential to modernise, this property is an ideal canvas to create a delightful home. To arrange your viewing, please contact our Bournville office today.

The Approach

This well-presented two-bedroom semi-detached home offers further potential and is ideal for a range of buyers. Approached via a tarmac front driveway and a fore lawn, the property benefits from off-street parking for multiple vehicles. A set of wooden double access gates leads to the side driveway, which continues to the rear garden. A storm porch with outside lighting shelters the UPVC double-glazed front door, which opens into the welcoming interior of the property.

Inner Hallway

Upon entering through the UPVC double-glazed front door, you are welcomed into the entrance hallway, featuring a central heating radiator, laminate flooring, an in-built meter cupboard, and a ceiling light point. Stairs rise to the first-floor landing, and a glazed internal door opens into the:

Front Reception Room

14'05" into bay x 11'01" to recess (4.39m into bay x 3.38m to recess)
The lounge boasts a double-glazed bay window to the front aspect, flooding the room with natural light. A central heating radiator ensures comfort, while a feature inset electric fire (untested) is set upon a raised hearth with a classic wooden mantelpiece and surround, adding a focal point to the space. Finishing touches include ceiling coving, a ceiling light point, and an internal door leading through to the:

Dining Room

9'05" x 12'01" (2.87m x 3.68m)
Flowing from the lounge, the dining room features a continued laminate floor covering, central heating radiator, ceiling light point, and cornicing to the ceiling. A single glazed internal window looks out to the rear sun room, allowing borrowed light into the space. A frosted glazed wooden door provides access to the conservatory, while an open walkway leads directly into the:

Galley Kitchen

12'02" x 4'07" (3.71m x 1.40m)
The kitchen, accessed via an open walkway from the dining area, includes louvre doors opening into a useful under-stairs storage cupboard, which houses the Worcester Bosch combination boiler and gas meter. The kitchen is fitted with a selection of matching wall and base units with work surfaces over, complemented by tiled splash backs and a tiled floor for easy maintenance. A one and a half drainer stainless steel sink with a hot and cold mixer tap is positioned beneath a double-glazed window to the side aspect, providing natural light. There is also space and provision for a gas cooker, while recessed spotlights to the ceiling offer a modern finish. A glazed wooden door provides access to the:

Sun Room

12'11" x 6'11" (3.94m x 2.11m)
Also accessed from the dining room, the conservatory offers additional living space and enjoys views over the rear garden. Featuring a central heating radiator and tiled flooring, it is ideal for year-round use. Double-glazed doors, flanked by accompanying side windows, provide pleasant views and direct access to the rear patio, seamlessly connecting the indoors with the outdoor entertaining space.

First Floor Accommodation

Accessed via stairs rising from the inner hallway, the first floor landing benefits from a frosted double-glazed window to the side aspect, allowing natural light while maintaining privacy. Additional features include a ceiling light point, loft access hatch, and doors opening into:

Modern Shower Room

9'02" x 5'02" (2.79m x 1.57m)
The family shower room is well-appointed and comprises a low flush push-button WC, a wash hand basin mounted on a pedestal with hot and cold mixer tap, and a walk-in shower enclosure fitted with an electric shower. A frosted double-glazed window to the rear aspect allows for natural light while maintaining privacy. Additional features include tiling to the splashback areas, laminate wood-effect flooring, a central heating radiator, and recessed spotlights to the ceiling, creating a bright and modern feel.

Bedroom One

11'02" x 12'01" (3.40m x 3.68m)
A spacious double bedroom featuring a double-glazed window to the front aspect, offering natural light and a pleasant outlook. The room benefits from a central heating radiator, ceiling light point, and sliding doors that open into a useful over-stairs storage cupboard, ideal for wardrobes or general storage.

Bedroom Two

12'01" x 8'10" (3.68m x 2.69m)
The second bedroom overlooks the rear of the property and features a double-glazed window to the rear aspect, allowing for plenty of natural light. Additional highlights include a ceiling light point, central heating radiator, and an in-built double wardrobe with additional storage units, offering ample space for clothing and belongings.

Rear Garden

The rear garden offers a delightful outdoor space, beginning with an initial raised patio area—ideal for alfresco dining or relaxing outdoors. Steps lead down to the main garden, which is laid to lawn and bordered by a variety of mature trees, plants, and shrubs, providing both privacy and a pleasant outlook. A side driveway extends along the property and gives convenient access to the rear of the garden, where there is a hardstanding area suitable for a wooden garden shed or additional storage.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

