



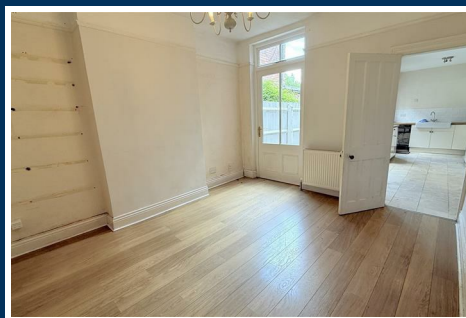
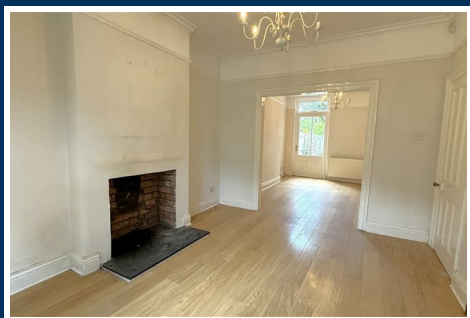
## 62 Sir Johns Road

Selly Park, Birmingham, B29 7ER

Offers In The Region Of £385,000



**\*SPACIOUS FOUR BEDROOM EDWARDIAN HOME WITH NO CHAIN IN PRIME TREE-LINED LOCATION!\*** Offered to the market with no onward chain, this substantial four-bedroom, three storey Edwardian end of terrace home is situated at the end of a highly sought-after tree-lined cul-de-sac. Full of original charm and character, the property offers a fantastic opportunity for the right buyer to modernise and enhance, with some general TLC and garden work required to unlock its full potential. Enjoying views to the rear and nearby access into Cannon Hill Park, the location also provides superb access to the QE Hospital, University of Birmingham, Edgbaston Cricket Ground, the new Dental Hospital, and Birmingham City Centre. Excellent local amenities are nearby in Selly Park, Selly Oak, Moseley, Harborne, and Bournville, along with well-regarded schools and good transport links. The accommodation includes: fore garden, entrance vestibule and hallway, bay-fronted reception room with log burning stove, rear dining room with French doors, and an extended breakfast/dining/kitchen area leading to a mature rear garden with lovely park views. On the first floor are three well-proportioned bedrooms and a family bathroom, with a further staircase rising to the top floor fourth bedroom with far-reaching views. Call our Bournville team today to arrange your viewing and explore the potential of this charming home!



#### Approach

The home is approached via a shared blue brick pathway, leading to a low-maintenance fore garden with shingle and raised sleeper flowerbeds, and an original style entrance door with feature glazing.

#### Entrance Vestibule

Includes a wall-mounted electric fuse box and leads through an original glazed interior door into:

#### Hallway

With hardwood flooring, central heating radiator, decorative cornice and stairway with elegant stair runner rising to the first floor.

#### Living Room

14'07" x 10'8" (4.45m x 3.25m )

To the front aspect is a refurbished wooden-framed double glazed bay/sash window, corniced ceiling, picture rail, central heating radiator, and hardwood flooring. Please note: the previously installed log burner has now been removed.

#### Dining Room

13'03" x 11'03" (4.04m x 3.43m)

With continued hardwood flooring, French doors with transom window opening to the rear garden, picture rail, ceiling light point and radiator.

#### Enlarged Breakfast Kitchen

19'10" x 8'4" min x 10'0" max (6.05m x 2.54m min x 3.05m max)

A delightful space with a country cottage feel, featuring a bay window to the side, cream base and wall units with hardwood block worktops, Belfast sink, tiled splashbacks and flooring, space for cooker, dishwasher, fridge/freezer and washing machine, under-stairs storage, wall-mounted Worcester combi boiler, and access to the rear garden.

#### Bedroom One

14'3" x 12'3" (4.34m x 3.73m)

Spacious with sash windows offering open park views, picture rail, ceiling light and radiator.

#### Bedroom Two

13'5" x 8'5" (4.09m x 2.57m)

Overlooking the rear garden, with sash window, cornicing and radiator.

#### Bedroom Three

10'05" x 8'5" (3.18m x 2.57m)

To the rear, enjoying further park views, radiator and ceiling light.

### Bathroom

8'8" x 5'6" (2.64m x 1.68m)

Fitted with a P-shaped Jacuzzi bath, mains shower, glass screen, chrome towel rail, WC, wash basin with tiled splashbacks and frosted sash window.

### Top Floor Bedroom

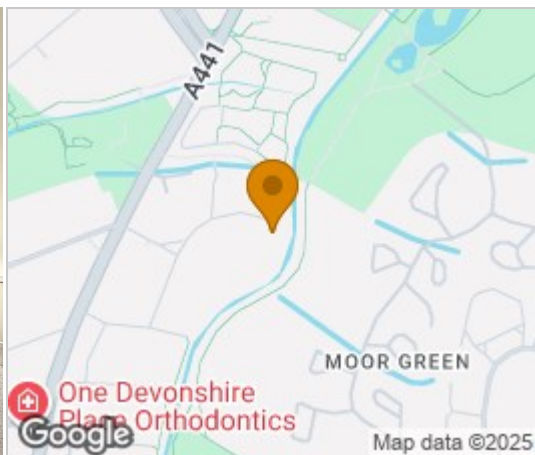
15'1" x 10'9" restricted head height (4.60m x 3.28m restricted head height)

Accessed via a staircase to the top floor, with Velux window to the front, double-glazed window to the rear with far-reaching park views, eaves storage and central heating radiator.

### Rear Garden

The private rear garden is accessed from both the kitchen and dining room, with an initial paved patio, brick-built outbuildings, and steps down to a further patio area. A mature lawn is flanked by established flowerbeds, shrubs, and fencing. The garden also offers a hardstanding area ideal for a shed or potential home office and direct gated access to Cannon Hill Park.





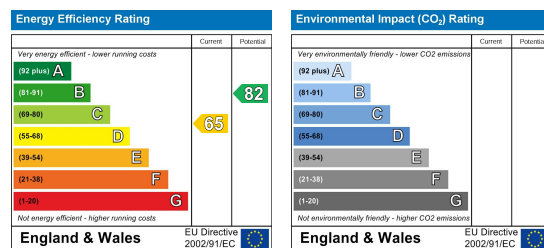
## Floor Plan



## 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



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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.