Rice Chamberlains
ESTATE AGENTS LLP

29 Green Meadow Road

Selly Oak, Birmingham, B29 4DE

Offers In The Region Of £385,000

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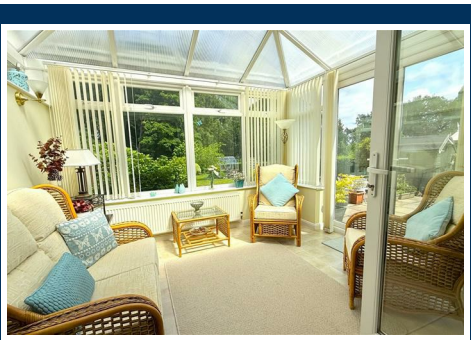
SUPERBLY PRESENTED DORMER BUNGALOW WITH STUNNING GARDEN & NO CHAIN! Nestled on a peaceful, leafy stretch within the sought-after Bournville Village Trust, this delightful two / three bedroom dormer bungalow is beautifully maintained and ready to move into, offered with no onward chain. Set back from the road behind a charming fore garden and driveway, this lovely home offers deceptively spacious and versatile accommodation. The ground floor comprises a welcoming entrance hallway, a bright and airy living room with bay window, a well-appointed modern kitchen, utility room, generously sized bedroom with built-in furniture, a contemporary shower room, dining room / second bedroom with French doors to a conservatory which provides a tranquil space to enjoy views of the mature, landscaped garden — a real highlight of the property and a good size garage. Upstairs, you'll find a further loft bedroom with excellent natural light and potential for an en-suite bathroom. Perfectly placed for easy access to a wide range of local amenities, highly regarded schools, picturesque parks, and excellent transport links to The University of Birmingham, QE and Royal Orthopedic Hospitals, and Birmingham City Centre via the nearby Bristol Road. A rare opportunity to acquire a bungalow in such a desirable location — call our Bournville team today to arrange your viewing.



Approach
This beautifully presented two bedroom bungalow is approached via a mature fore garden with lawn and decorative flowerbeds with mature plants, shrubs and trees and low level hedges to boundaries leading to a tarmac driveway providing off street parking for multi vehicles which leads to metal opening doors to garage and then block paved pathway leading to double glazed door opening into:

Entrance Porch
With double glazed windows to front and side respectively, wall mounted light point, tiled floor covering and UPVC double glazed door opening into:

Entrance Hall
With staircase to first floor landing, central heating radiator, ceiling light point, cornice to ceiling and internal door opening into:

Bedroom One
11' x 10'11" (3.35m x 3.33m)
With double glazed window to the front aspect, central heating radiator, ceiling light point, cornice to ceiling and a superb array of in-built wardrobes and storage solutions.

Dining Room/Bedroom two
10'07" x13'" (3.23m x3.96m)
With ceiling light point, cornice to ceiling, double glazed French doors with accompanying side windows giving views and access to the rear conservatory and central heating radiator.

Conservatory
10" x 11'08" (3.05m x 3.56m)
With tiled effect floor covering, double glazed windows and double glazed French doors giving views and access to the rear garden, central heating radiator and wall mounted light point.

Contemporary Shower Room
6'05" x 6'03" (1.96m x 1.91m)
Refurbished re-fitted shower room with wash hand basin on vanity unit with hot and cold mixer tap and under sink storage, hidden cistern push button WC, walk-in double shower with electric shower over, wood effect laminate floor covering, central heating radiator and towel rail, ceiling light point and double glazed frosted window to the rear aspect.

Living Room
17''03" into bay x 12'09" into recess (5.18m'0.91m into bay x 3.89m into recess)
With double glazed bay window to the front aspect, ceiling light point, cornice to ceiling, under stairs storage area, inset electric fire with marble effect hearth, surround and mantle piece, in-built storage to alcoves and central heating radiator.

Re-Fitted Kitchen
10'05" x 7'03" (3.18m x 2.21m)
This contemporary re-fitted kitchen with a selection of cream fronted wall and base units with wood effect work surfaces over, feature under cupboard

lighting, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, integrated Neff four ring burner gas hob with integrated Neff oven and extractor over, integrated Neff microwave, tiling to splash backs, laminate wood effect floor covering, ceiling light point, double glazed window to the rear aspect and frosted double glazed door and step leads into:

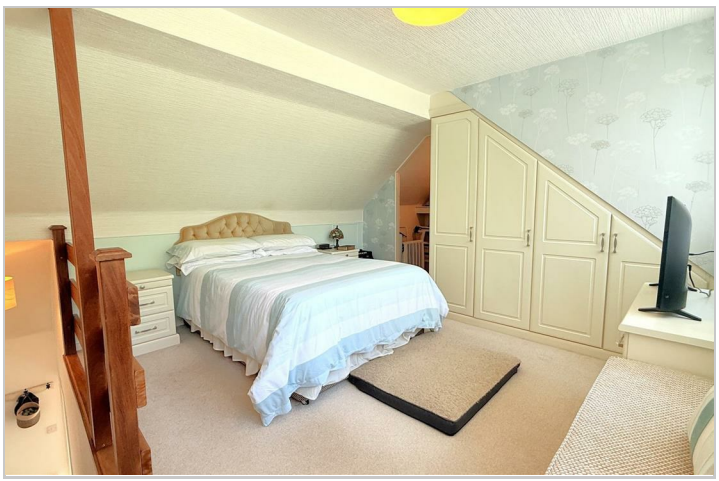
Utility Room
8'10" x 8'2" (2.69m x 2.49m)
With a selection of wall and base units with work surface, space facility for washing machine, tumble dryer and fridge freezer, further stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, double glazed exterior door giving access to the rear garden, laminate wood floor covering and open walkway into:

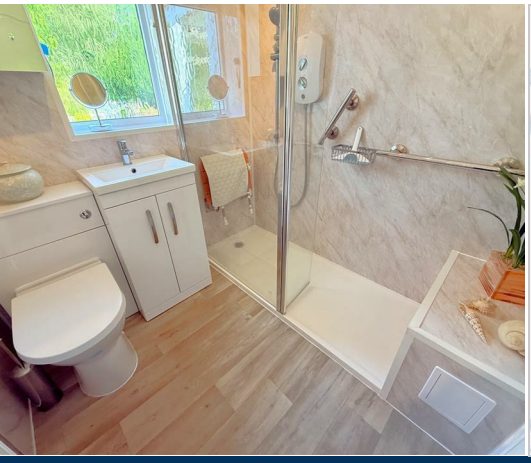
Garage
13'6" x 8'03" (4.11m x 2.51m)
With metal opening doors to driveway, wall mounted Worcester Bosch combination boiler and further storage space.

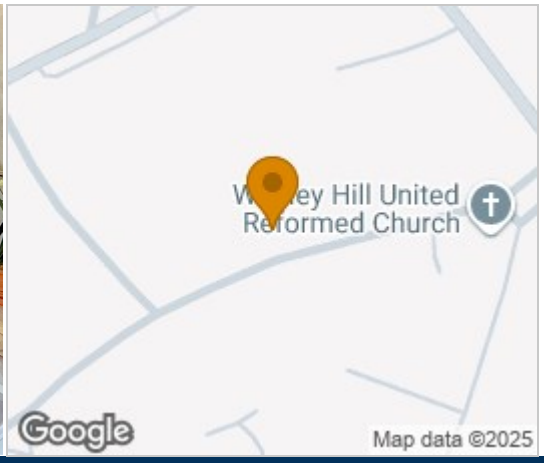
Top Floor Accommodation
13'11" x 11'06" (4.24m x 3.51m)
From hallway stairs gives rise to the top floor landing bedroom three with balustrading, ceiling light point, a selection of in-built bedroom furniture incorporating wardrobes, storage cupboards, double glazed dormer window giving lovely panoramic views and leafy views to the rear garden and beyond, storage to eaves space, door opening into further storage room.

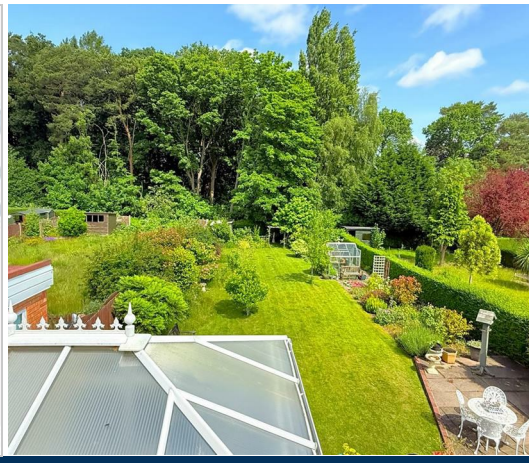
Storage Room
10'01" x 5'01" (3.07m x 1.55m)
With the further potential for and en-suite bathroom, currently with ceiling light point and storage to eaves space.

Rear Garden
Being accessed from the utility area or the conservatory leads out to a block paved raised patio suitable for outside seating and entertaining and giving lovely garden views, a step leads down to a further patio area on to the main garden being laid with mainly mature lawn with well stocked and tendered mature sculptured borders housing a selection of mature plants, shrubs and trees, vegetable patches, greenhouse and pathway meanders to the rear of the garden with pergola, trellis fencing and being finished with a mixture of panel fencing and hedgerows to all borders.

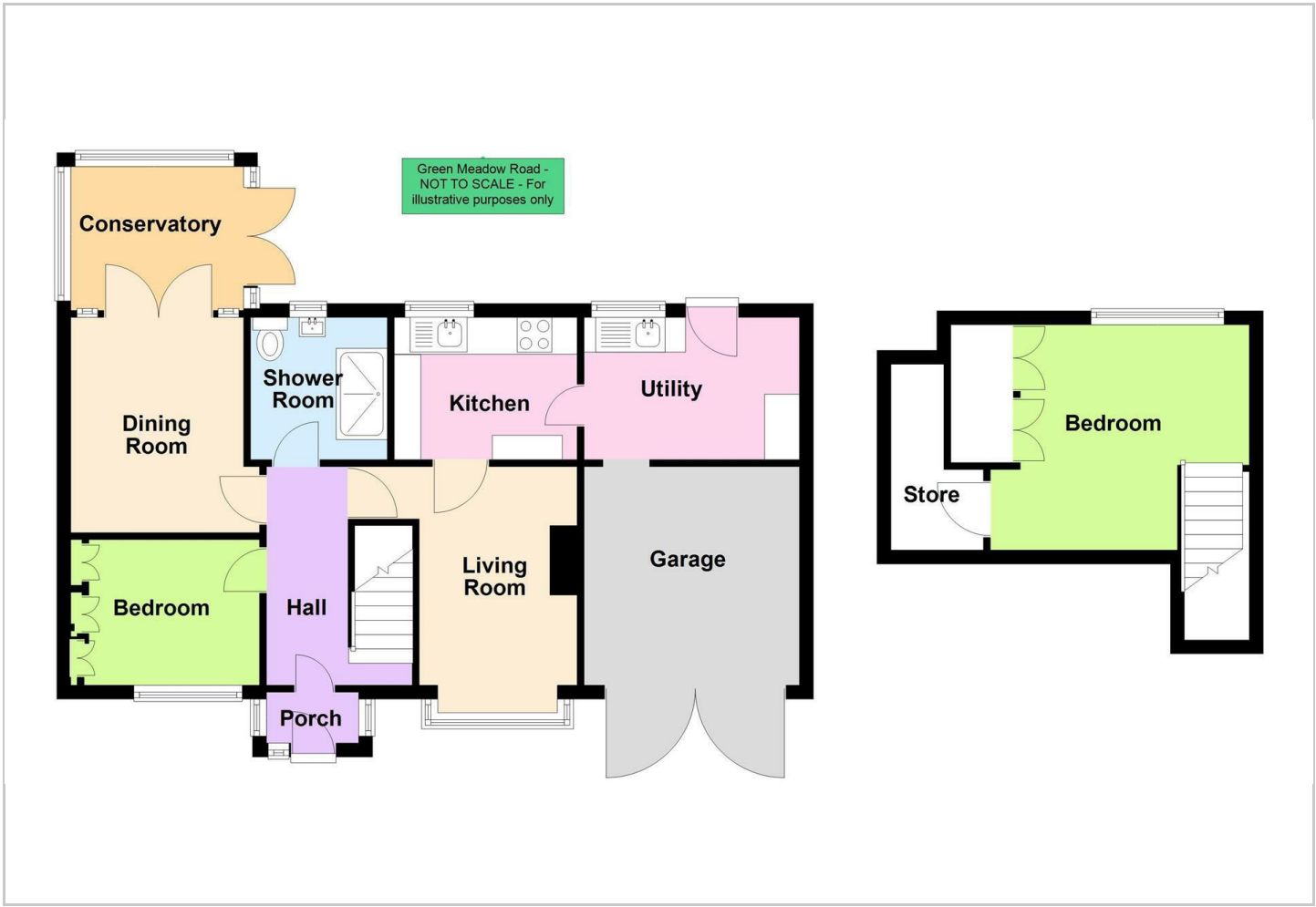








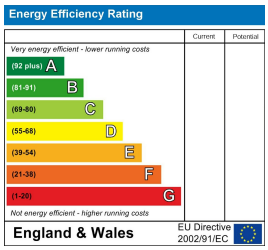
Floor Plan

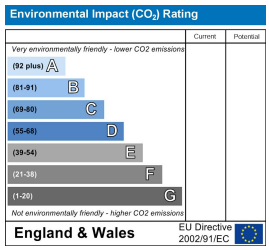


Viewing

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.

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