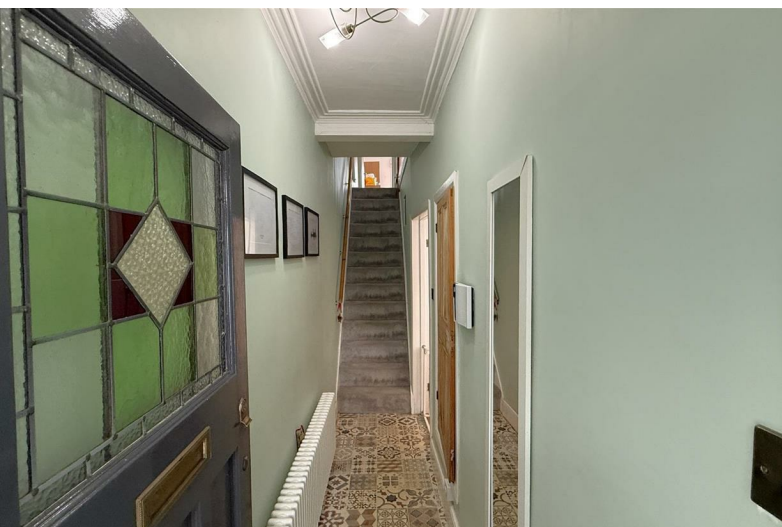




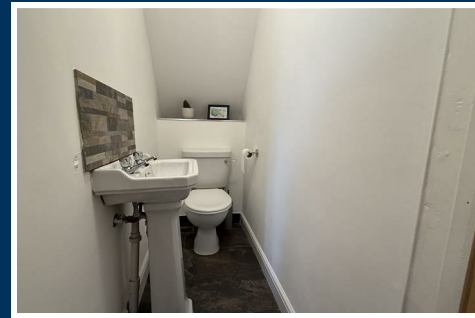
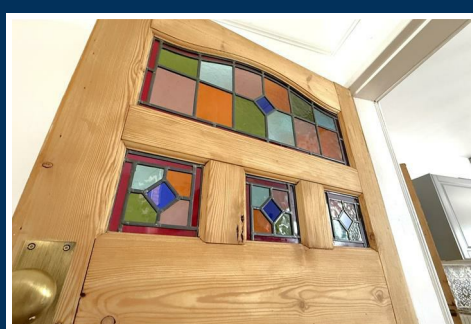
55 Sir Johns Road

Selly Park, Birmingham, B29 7EP

Asking Price £400,000



A WONDERFUL PERIOD HOME WITH BAGS OF CHARACTER! IN LOVELY LOCATION Located on this much sought-after tree lined avenue is this superb, Edwardian mid-terrace character home which offers superb space and style with lots of period details and character. Having lovely open views and access into Cannon Hill Park this excellent home is also ideally placed for access to all the nearby places of interest which include the new dental hospital, QE Hospital, University of Birmingham, Edgbaston Cricket Ground, City Centre and also all of the close by amenities offered around Selly Park and Selly Oak, Moseley, Harborne and Bournville. Furthermore, you have good access to some of the well renowned local schools in the area and the local transport links. The property itself offers the following; fore garden, entrance vestibule, hallway, front dining / living room with feature fireplace and bay window, rear living room with French door, contemporary kitchen / dining extension, guest wc and a great size rear garden. To the first floor there is an excellent main bedroom with en-suite, two further good bedrooms and a re-fitted four-piece bathroom. To arrange your viewing of this lovely home please contact our Bournville team.



Approach

This well presented and extended mid terrace family home is approached via a low level wall with wrought iron gate leading to blue engineering brick shared pathway with low maintenance slabbed fore garden with decorative flowerbeds to borders leading to hardwood front entry door complete with leaded light insets double glazed window above opening into:

Entrance Vestibule

With tiled floor covering, ceiling light point, wall mounted electric fuse box and original style hardwood door with stained glass leaded insets opening into:

Entrance Hall

With low level style Victorian radiator, ceiling light point, cornice to ceiling, feature original style door with furnishing to clever storage area, stairs giving rise to the first floor and stripped pine interior door complete with brass furnishing opening into:

Open Plan Living Dining Room

28'2" (into bay) x 10'9" (8.6 (into bay) x 3.3)

Living area with wooden framed double glazed window incorporating original stained glass leaded light to the front aspect, laminate wood effect flooring, inset cast iron decorative fireplace, ceiling light point, Victorian style central heating radiator, decorative picture rail, cornice to ceiling and open walkway through to dining area. With feature exposed brick archway to chimney breast, two wall mounted light points, picture rail, ceiling light point, double glazed hardwood door giving access to the side return and rear garden, Victorian style central heating radiator, continued laminate wood effect flooring and stripped pine interior door complete with leaded light and stained glass opening into:

Extended Kitchen/Dining Room

28'4" x 9'10" (to bay) (8.65 x 3.02 (to bay))

Kitchen with a selection of grey fronted wall and base units with integrated oven and four ring burner gas hob and in-built stainless steel extractor, space facility for washing machine, tumble dryer, low level fridge and integrated dishwasher,

wooden block work surface, double Belfast ceramic sink with hot and cold mixer tap, feature tiling to splash backs, double glazed bay window with frosted insets to the side aspect, two ceiling light points, feature herringbone wood floor covering, wall mounted column contemporary radiator, cupboard housing Worcester Bosch combination boiler and open walkway into extended dining area. With bi-folding double glazed doors to the rear aspect, double glazed window to the side aspect, ceiling light point, space facility for fridge freezer and stripped pine door front the kitchen area opening into:

Guest WC

6'11" x 2'7" (2.12 x 0.8)

With tiled floor covering, low flush WC, wash hand basin on pedestal with complementary tiling to splash backs and ceiling light point.

First Floor Accommodation

From hallway stairs with decorative balustrade gives rise to the first floor landing with ceiling light point, loft access point with pull down ladder and providing plentiful storage space and the further potential, door opening into over stairs storage cupboard with in-built shelving providing storage space and interior door opening into:

Bedroom One

12'1" (max x 8'0" (min) x 11'1" (to chimney breast (3.7 (max x 2.45 (min) x 3.39 (to chimney breast))

With triple wooden framed sash windows to the front aspect, low level Victorian style radiator, inset decorative cast iron fireplace with hearth, ceiling light point and door opening into:

Contemporary En-Suite

7'8" x 3'11" (2.35 x 1.2)

With double walk-in shower with power shower, push button low flush WC, wash hand basin on pedestal with hot and cold taps. wall mounted heated chrome towel rail, recessed spots to ceiling, slate style tiled floor covering, metro style tiling to splash backs and extractor fan.

Bedroom Two

13'2" x 7'10" (to recess) (4.02 x 2.4 (to recess))

With double glazed sash window to the rear aspect, Victoria style radiator, inset cast iron decorative fireplace and ceiling light point.

Bathroom

5'4" x 8'7" (1.63 x 2.64)

With a contemporary four piece bathroom suite comprising four piece suite with panel bath with hot and cold mixer tap and shower attachment, extractor fan, frosted double glazed sash window to the side aspect, heated chrome towel rail, walk-in shower with mains power shower, corner fitted push button low flush WC, wash hand basin on vanity unit with hot and cold mixer, being fully tiled to all walls and ceiling light point.

Bedroom Three

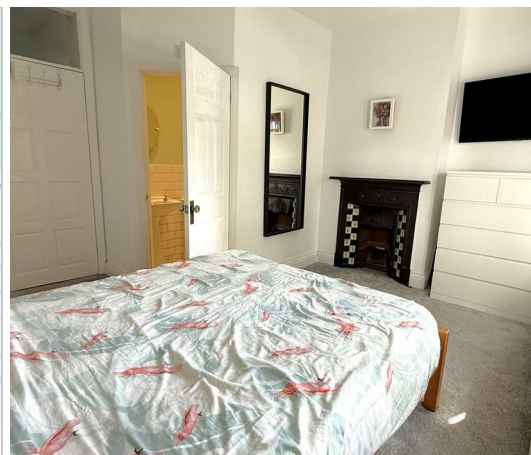
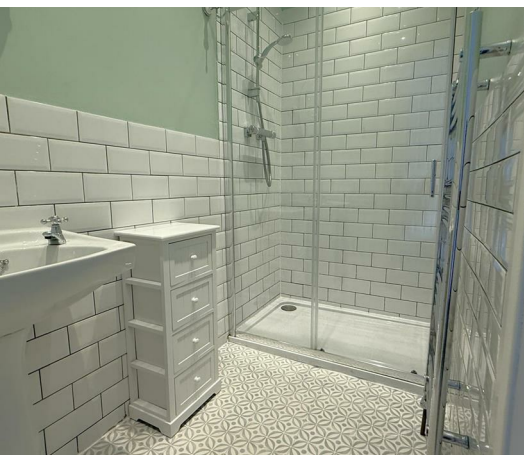
8'4" x 13'6" (2.56 x 4.12)

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

Rear Garden

Being access from the living/dining room or bi-folding doors in the extended kitchen/dining room leads to block paved patio and side return area and step leading down to mature lawn with flowerbeds to borders with pathway meandering to the rear garden area with low maintenance vegetable patch and further block paved patio with hard standing for a garden shed and incorporating a selection of mature trees.





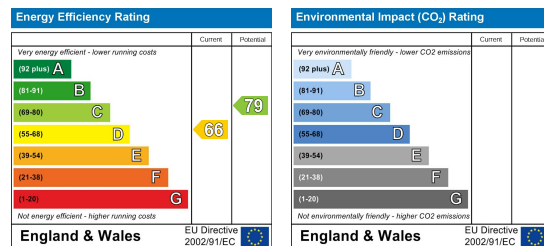
Floor Plan



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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