



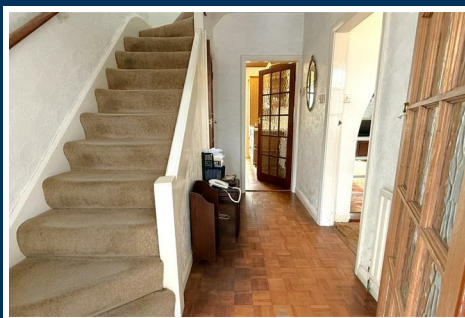
258 Selly Oak Road

Bournville, Birmingham, B30 1HL

Offers In The Region Of £280,000



SPACIOUS END OF TERRACE HOME IN SOUGHT-AFTER LOCATION – IN NEED OF MODERNISATION - This well-proportioned two-bedroom end of terrace property is superbly located in the heart of Bournville and offers an excellent opportunity for buyers looking to put their own stamp on a home. Available with no onward chain, it makes an ideal project with plenty of potential. Perfectly placed for local amenities, the property is within walking distance of Rowheath Pavilion and Park, close to both Kings Norton Boys' and Girls' Schools, and benefits from excellent transport links. The accommodation includes: off-road parking for several vehicles, porch, entrance hall with original parquet flooring, dual-aspect through lounge and dining room, fitted kitchen, and a spacious rear conservatory overlooking the garden. The pleasant rear garden backs onto the bowling green, providing a lovely open aspect. Upstairs, the first floor offers two generous double bedrooms, a storage room and the main bathroom. This much-loved home is now ready for a new chapter and would make a fantastic purchase for buyers seeking a renovation project in a prime Bournville setting. To book your viewing, please contact our Bournville sales team today.



Approach

This well proportioned two bedroom end of terrace is approached via a block paved front driveway providing off street parking for multi vehicles with decorative flowerbeds and low level hedgerow to boundary and side pathway giving access to a side wooden access gate to the rear garden and a glazed wooden exterior door opening into:

Entrance Porch

With tiled floor, single glazed window to the front and side aspects, exterior light and further glazed hardwood door opening into:

Entrance Hallway

With original parquet flooring, stairs giving rise to the first floor landing, glazed internal door opening into under stairs storage cupboard housing the Worcester Bosch combination boiler and storage, ceiling light point, central heating radiator and glazed internal door opens into:

Open Plan Living/Dining Room

24'04" x 11' (7.42m x 3.35m)

With aluminium framed double glazed window to the front aspect, ceiling light point, central heating radiator and open archway into living area. With sliding double glazed patio doors giving access into the conservatory, central heating radiator, in-built brick fireplace on raised hearth and ceiling light point.

Kitchen

9'09" x 7'0" (2.97m x 2.13m)

With further wooden parquet flooring, a selection of wall and hardwood base units with work surfaces over, incorporating sink and drainer with hot and cold mixer tap, space facility for washing machine, integrated Hoover oven and four ring burner gas hob, integrated fridge and freezer, tiling to splash backs, ceiling light point, double glazed window overlooking the conservatory and wooden exterior door giving access into:

Conservatory

17'08" xc 11'06" (5.38m xc 3.51m)

Being access from the lounge/dining room or kitchen with double glazed windows to the rear and side aspects, double glazed French doors giving access and views to the rear garden, giving excellent further storage and living space, two wall mounted uplighters and central heating radiator.

Rear Garden

Being accessed from the rear conservatory this well maintained rear garden with an initial block paved patio including a pathway to the front of the property, low level brick walls and housing decorative flowerbeds and shrubs and with steps leading up to the main garden area being laid mainly with mature lawn with decorative flowerbeds to borders and being finished with a mixture of panel fencing and hedgerows to borders.

First Floor Accommodation

From hallway staircase with decorative balustrades gives rise to the first floor landing with frosted double glazed window to the side aspect, ceiling light point, loft access point and internal doors opening into:

Bedroom One

12'11" x 9'10" (3.94m x 3.00m)

With double glazed aluminium window to the rear aspect, central heating radiator, ceiling light point and two in-built wardrobes to alcoves.

Bedroom Two

10'08" x 11'01" (3.25m x 3.38m)

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

Storage Room

2'08" x 6'11" (0.81m x 2.11m)

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

Bathroom

6'11" x 9'07" (2.11m x 2.92m)

With frosted double glazed window to the rear aspect, ceiling light point, low flush WC, panel bath with hot and cold taps and electric shower over, sink in pedestal with hot and cold taps, central heating radiator, airing cupboard housing the hot water cylinder and shelving and tiling to some splash backs.





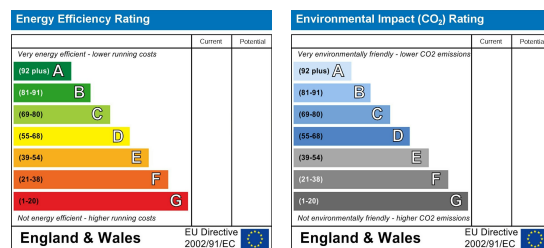
Floor Plan



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.