



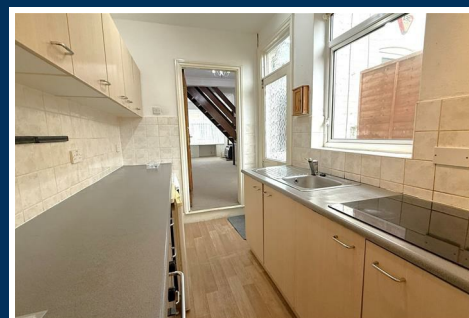
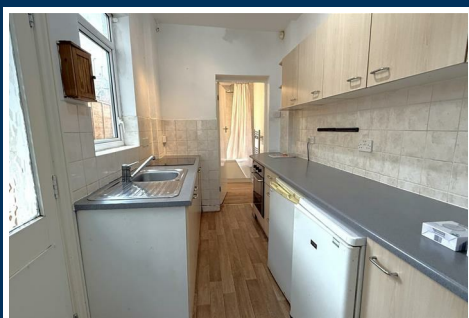
108 Westminster Road

Selly Oak, Birmingham, B29 7RS

Offers Over £210,000



WONDERFUL PERIOD TERRACE HOME - NO CHAIN IDEAL FIRST HOME OR INVESTMENT This property offers a great chance to update and modernise! A great size period three bedroom terrace home which is ready to move straight into! Perfectly placed in Selly Park on the edge of Stirchley and Selly Oak you have great access into Stirchley's vibrant high street with its host of independent restaurants, bars and shops alongside good access to Birmingham University, QE Hospital, City Centre via the nearby commuter links, making the perfect first home. The accommodation on offer briefly comprises; landscaped fore garden, porch, open-plan living and dining room, kitchen, ground floor bathroom, outside utility room and a good size rear garden. To the first floor you have two double bedrooms and a further good size single bedroom! To book your viewing please call our Bournville sales team



Approach

A three-bedroom mid-terrace property approached via a low-level brick wall and low-maintenance fore garden, leading to double-glazed French doors opening into an entrance porch with tiled flooring. A further glazed wooden door opens into the open-plan living and dining room.

Open Plan Living and Dining Room

26'03 x 11'05 (8.00m x 3.48m)

Living area with double-glazed bay window to the front, housing the in-built gas and electric meters, inset gas fire (untested), ceiling light point, coving to ceiling, and open-plan staircase rising to the first floor. The dining area offers; double-glazed window to the rear, central heating radiator, ceiling light point, coving to ceiling, and glazed internal door opening to the kitchen.

Kitchen

10'06 x 6'02 (3.20m x 1.88m)

Fitted with a selection of matching wall and base units with roll-edge work surfaces, stainless steel sink and drainer with mixer tap, and tiled splashbacks. There is space and plumbing for under-counter fridge and freezer, along with an integrated oven and four-burner electric hob. The room features

laminate wood-effect flooring, a double-glazed window to the side, and a single-glazed frosted door giving access to the side return and a ceiling light point with further internal door opening into;

Ground Floor Bathroom

6'10 x 6'04 (2.08m x 1.93m)

Accessed via an internal door from the kitchen, the bathroom is fitted with a white suite comprising a panel bath with hot and cold mixer tap and mains power shower over, wash basin with mixer tap, and push-button flush WC. Additional features include a heated chrome towel rail, tiled splashbacks, frosted double-glazed window to the side, wall-mounted extractor fan, and ceiling light point.

Utility Room

5'11 x 6'08 (1.80m x 2.03m)

A further door from the garden provides access to the utility room, which offers a fitted worktop with space and plumbing for a washing machine and tumble dryer, single-glazed window overlooking the garden, and ceiling light point.

Landing

An open-plan staircase rises to the the first-floor landing, which features recessed ceiling spotlights and internal doors opening into;

Bedroom One

11'06 x 11'04 (3.51m x 3.45m)

A good-sized double bedroom with double-glazed window to the front aspect, coved ceiling, ceiling light point, central heating radiator, and overstairs storage cupboard

Bedroom Two

11'03 x 8'09 (3.43m x 2.67m)

With a double-glazed window overlooking the rear aspect, central heating radiator, and ceiling light point.

Bedroom Three

11'00 x 6'02 (3.35m x 1.88m)

A well-proportioned third bedroom with double-glazed window to the rear aspect, ceiling light point, central heating radiator, and built-in cupboard housing the Ideal Atlantic combination boiler.

Rear Garden

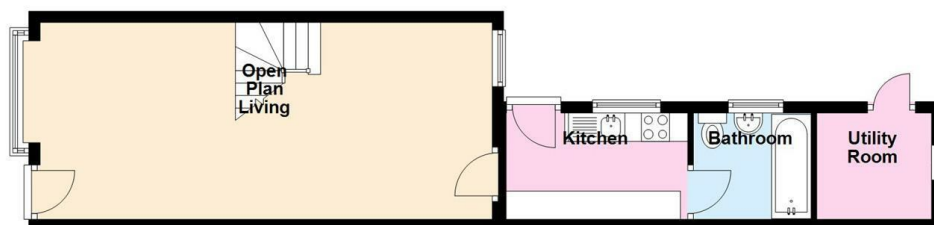
The rear garden is designed for low maintenance, being fully block-paved with raised flower beds and a seating area to the rear. The garden is enclosed by panel fencing to all sides and includes a rear wooden access gate.



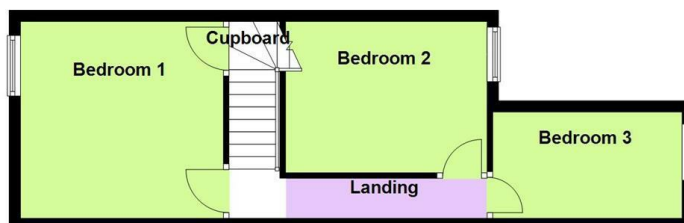


Floor Plan

Ground Floor



First Floor



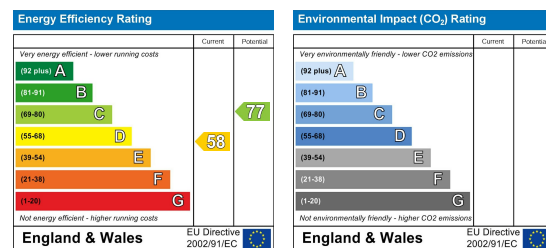
NOT to Scale
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Plan produced using PlanUp.

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.