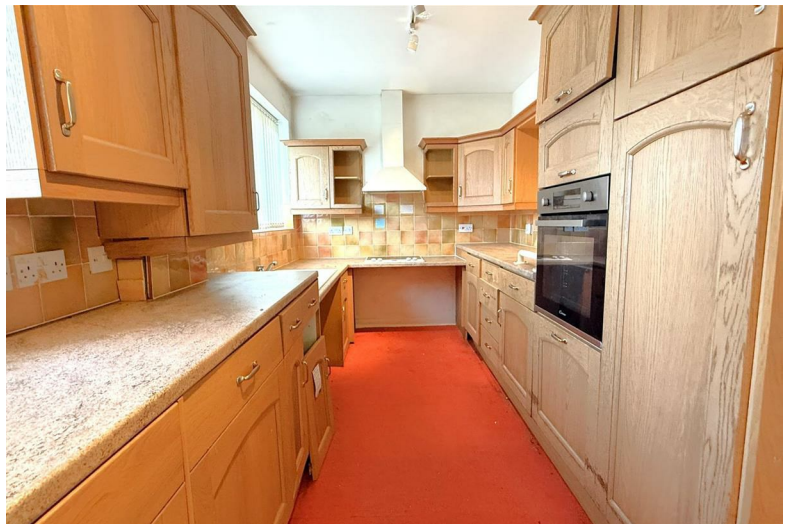




38 Green Meadow Road

Selly Oak, Birmingham, B29 4DE

Offers In The Region Of £325,000



SPACIOUS DORMER BUNGALOW WITH LARGE MATURE GARDEN & FANTASTIC MODERNISATION POTENTIAL! Set on a quiet, leafy stretch within the highly sought-after Bournville Village Trust area, this deceptively spacious two-bedroom dormer bungalow offers superb scope for refurbishment and reconfiguration, and is offered with no onward chain. Enjoying an excellent position with a generous frontage, driveway and garage, this well-laid-out home is ideal for buyers looking to put their own stamp on a property in a prime location. The ground floor comprises a hallway, a bright living room / dining room with feature fireplace, a good-sized kitchen with plentiful cupboard space, a useful guest WC, and a ground-floor double bedroom complete with fitted wardrobes and its own en-suite wet room, already arranged with excellent accessibility in mind. A separate conservatory sits to the rear. Upstairs, you'll find a generous loft bedroom with superb natural light thanks to dual skylights, along with its own en-suite facilities. Outside, the property boasts a wonderfully mature rear garden, offering both privacy and exceptional potential for landscaping or extension (subject to the necessary consents). To the front, a driveway provides off-road parking and access to the integral garage. Whilst the property would benefit from updating throughout, the size, layout and plot provide an excellent foundation for anyone seeking to modernise, remodel, or further adapt the home — particularly attractive to those needing ground-floor bedroom and bathroom accessibility. Perfectly positioned for access to excellent local amenities, transport links, and the University of Birmingham, QE and Royal Orthopaedic Hospital. To book your viewing please call our



Approach

This sizeable two-bedroom semi-detached bungalow is set behind a mature and beautifully tended front garden. The frontage features a well-kept lawn and decorative flower beds, well stocked with established plants, shrubs, trees and hedgerows. A driveway provides off-street parking, with hedge-lined boundaries, and leads to an electric up-and-over garage door. A pathway continues to the storm porch, which in turn leads to a stained-glass UPVC front door opening into the entrance hall.

Hall

Laminate wood floor covering, stairs rising to the first floor, ceiling light point, central heating radiator and access to:

Guest WC

5'04 x 3'01 (1.63m x 0.94m)

Fitted with a low-flush WC and wall-mounted wash hand basin with hot and cold mixer tap, tiled splashback, ceiling light point and central heating radiator.

Kitchen

15'02 x 7'06 (4.62m x 2.29m)

Fitted with a matching selection of wall and base units

with some low-level work surfaces, one-and-a-half ceramic sink and drainer with mixer tap, electric hob with in-built extractor above, integrated Candy oven and integrated dishwasher. Space and plumbing for washing machine and tumble dryer. Additional features include a serving hatch to the living room, two double-glazed windows to the front, wall-mounted Alpha boiler, ceiling light point and central heating radiator.

Bedroom One

10'09 x 13'04 (3.28m x 4.06m)

A generous double bedroom with a double-glazed window to the rear, ceiling light point, central heating radiator and a selection of fitted bedroom furniture including storage drawers and a quadruple mirrored wardrobes.

En-Suite Wet Room

9'07 x 10'10 (2.92m x 3.30m)

A fully accessible, disabled-friendly wet room comprising low-flush WC, wash hand basin set into a vanity unit with storage beneath and further built-in cupboards, walk-in electric shower with splashback tiling, central heating radiator, chrome heated towel rail, double-glazed window to the front and an understairs storage cupboard.

Living / Dining Room

21'09" x 13'09" (max) (6.63m x 4.19m (max))

A spacious through lounge/diner with two central heating radiators, double-glazed window to the rear, two ceiling light points, inset electric fire (untested) with wooden mantelpiece and surround, and double-glazed doors leading into the conservatory.

Conservatory

11'01" x 18'07" (3.38m x 5.66m)

With double-glazed French doors opening onto the raised patio, central heating radiator, and double-glazed windows to the side and rear. A pathway/ramp provides access to the:

Garage

10'05" x 12'01" minimum, 17'10" maximum (3.18m x 3.68m minimum, 5.44m maximum)

With metal up-and-over door to the driveway, ceiling light point, wall-mounted electric fuse box, in-built gas meter, storage area and a door giving low-level access to the rear garden.

First Floor / Bedroom Two

From the hallway, a turning staircase with balustrading leads to the first-floor accommodation, featuring exposed beams and wall-mounted light points. An internal door opens into:

Bedroom Two

11'10" x 16'02" (3.61m x 4.93m)

A characterful double bedroom with exposed beams, two double-glazed Velux roof lights to the rear, ceiling light point and central heating radiator. There is also access to useful eaves storage via an internal door.

En-Suite Shower Room

8'05" x 4'06" (2.57m x 1.37m)

A well-presented en-suite with restricted head height, comprising a walk-in shower with electric shower unit, wash hand basin set into a vanity unit with under-sink storage, central heating radiator, tiled splashbacks, ceiling light point and extractor fan.

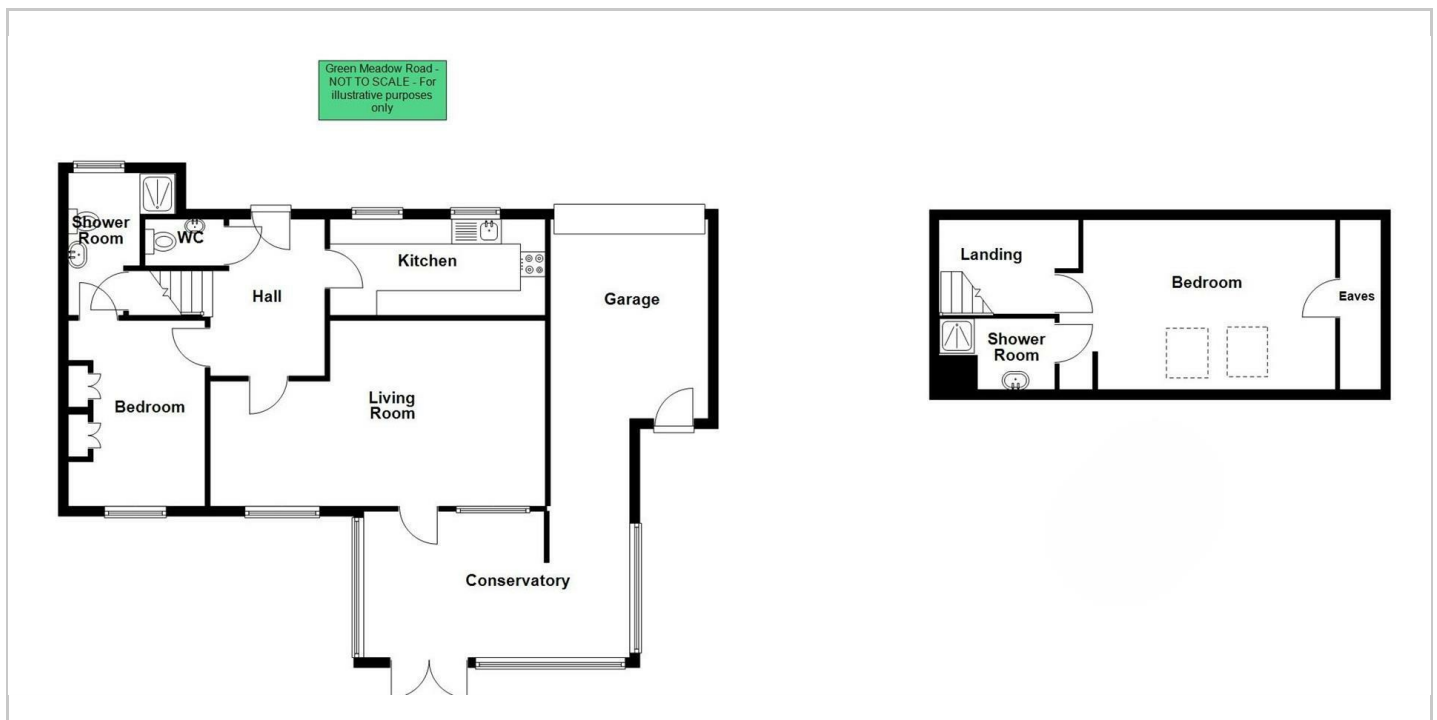
Garden

An excellent, mature rear garden beginning with a raised patio enclosed by low-level brick walling. Steps lead down to the main garden, which features a wide variety of mature plants, shrubs, hedgerows and several apple trees. While the garden would benefit from some clearance, it offers superb outdoor space with panel fencing to boundaries and a disabled access pathway leading to the main lawned area from the garage rear door.





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.

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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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Energy Efficiency Graph

