



Connells

Clover Road
Selly Oak



Property Description

Welcome to this charming three-bedroom semi-detached house nestled within the serene Bournville Village Trust. Boasting off-road parking and a garage. The three generously sized bedrooms ensure ample space for relaxation or productivity. Enjoy the tranquillity of a private rear garden, perfect for outdoor gatherings or quiet moments of reprieve. Inside, two reception rooms are bathed in natural light, creating an inviting atmosphere for entertaining or unwinding. Fitted blinds at the front of the property offer both privacy and style. The modern kitchen also offers a move in ready feel, with its harmonious blend of practicality and comfort, this home awaits its discerning new residents.

Entrance Porch

Wall mounted light, tiled flooring, double glazed windows surround.

Entrance Hallway

Under stairs storage, ceiling light point, panelled radiator, fitted blinds.

Lounge

14' 7" x 12' max (4.45m x 3.66m max)

Ceiling light point, bay window, fitted blinds, gas fireplace with surround, panelled radiator, coving.

Dining Room

10' 8" x 8' 8" (3.25m x 2.64m)

Ceiling light point, wall mounted light, panelled radiator, large double glazed window to rear, coving, door to kitchen.

Kitchen

10' 8" x 8' excl. recess (3.25m x 2.44m excl. recess)

Sink with mixer tap and drainer, panelled radiator, plumbing for washing machine, wall mounted boiler, matching wall and base units, double glazed window to rear, gas point for hob, space for fridge, tiled splashback, ceiling light point, tiled floor.

Landing

Ceiling light point, double glazed window loft access, fitted blinds.

Bedroom One

12' x 10' 9" into wardrobe (3.66m x 3.28m into wardrobe)

Ceiling light point, panelled radiator, fitted wardrobe, storage cupboard, double glazed window, and fitted blinds.

Bedroom Two

12' 5" x 8' 8" (3.78m x 2.64m)

Ceiling light point, storage cupboard, double glazed window to rear.

Bedroom Three

10' 4" max x 9' (3.15m max x 2.74m)

Ceiling light point, double glazed window, panelled radiator, fitted blinds, storage cupboard, and fitted shelving.

Bathroom

Ceiling light point, double glazed frosted window, panelled bath, mixer tap, pedestal sink, part tiled.

W.C.

Low flush w.c, panelled radiator, frosted double glazed window, ceiling light point.

Loft Space

part boarded, electric light.

Garage

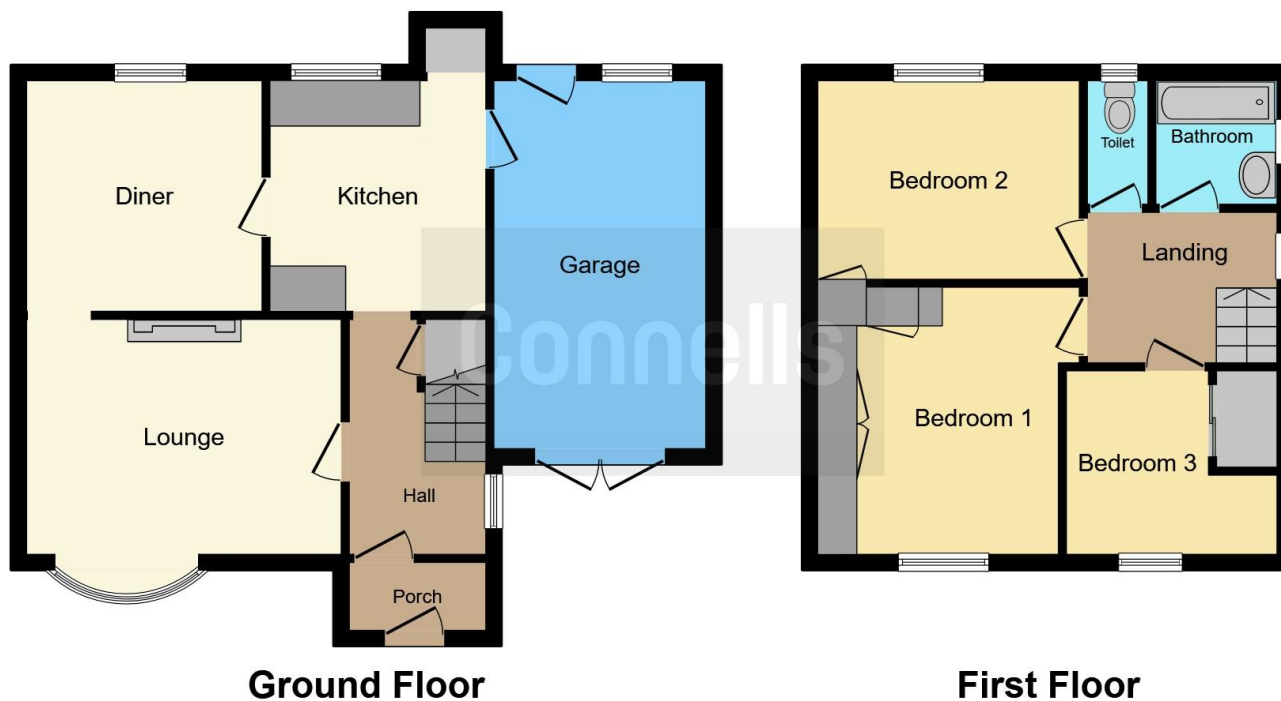
16' x 8' 7" (4.88m x 2.62m)

Ceiling light point, double door to drive, access to garden, gas and electric meter, window to rear, Durapass door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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