



**Connells**

Widney Avenue  
Selly Oak B29 6QE



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for sale offers in the region of  
**£275,000**



### Property Description

This tastefully extended and refurbished home boasts an impressive layout that includes spacious living areas. Upon entering, you are greeted by a welcoming hallway that leads into a bright, open-plan living and dining room, featuring large windows that flood the space with natural light. High ceilings and contemporary finishes throughout give the house an airy, luxurious feel.

At the heart of the home is a stunning fitted kitchen, complete with sleek countertops, premium appliances, and ample storage, making it perfect for both everyday use and entertaining guests, views of garden, providing a seamless transition from indoor to outdoor living, ideal for family gatherings or summer barbecues. guest cloakroom to the ground floor

Upstairs, the property boasts 3 bedrooms, A modern family bathroom, featuring both a bath with shower over , ensures that mornings run smoothly for the whole family.

For added convenience, the house benefits from a private driveway offering ample off-road parking,

This home is ideally positioned for excellent transport links, with Selly Oak train station and major bus routes nearby, providing easy access to the city centre, local parks, and shopping facilities. Surrounded by green spaces and with top-rated schools within walking distance, this property is perfectly suited for family life in a vibrant, thriving community.

This remarkable family home combines modern comforts with a fantastic location.

### Approach

Situated in a cul-de-sac location, off road parking to the front for several vehicles, side gate leading to the rear garden.

### Entrance Hallway

Laminated floor, staircase rising off, panelled radiator, double glazed window to the side, understairs storage.

### Lounge / Through Lounge

20' 4" max x 10' 11" ( 6.20m max x 3.33m )

Two ceiling light points, two panelled radiators, double glazed bay to the front, patio doors offering excellent views to the rear garden, t.v point.

### Extended fitted Kitchen

11' 11" x 8' 9" ( 3.63m x 2.67m )

Stunning bespoke kitchen with a range of matching wall and base units, integrated appliances to include gas hob, oven, extractor fan, inset sink with mixer tap and drainer, ample space for additional appliances such as washing machine and fridge freezer, stylish tiled floor together with splash back prone areas, ceiling spotlights, double glazed door to rear garden.

## Guest Cloakroom

Low flush w.c.

## Landing

Loft access, ceiling light point, window to side elevation.

## Bedroom One

11' 10" max x 10' 4" ( 3.61m max x 3.15m )

Double glazed bay window facing the front, panelled radiator, ceiling light point, mirrored fitted wardrobes with sliding doors.

## Bedroom Two

10' 4" x 10' ( 3.15m x 3.05m )

Double glazed window facing the rear, panelled radiator, ceiling light point, fitted wardrobes with fitted sliding doors.

## Bedroom Three

7' 10" x 7' 6" ( 2.39m x 2.29m )

Built-in single cabin bed base, double glazed window to the front, ceiling light point, panelled radiator.

## Bathroom

Stylish modern suite comprising of panelled bath with shower screen and rainfall shower over, low flush w.c, vanity hand wash basin with mixer tap, heated towel rail, fully tiled, double glazed window to rear, extractor fan.

## Rear Garden

The private enclosed rear garden is a serene retreat, offering both space and tranquillity well maintained lawn, bordered by mature trees that provide a natural canopy of shade and privacy. These established trees create a peaceful, secluded atmosphere, making the garden feel like a hidden oasis.

decorative patio area serves as the perfect spot for outdoor dining or relaxing with family and friends, the patio offers ample space for seating and enjoys views of the lush greenery. Whether you're hosting a summer barbecue or simply unwinding with a book, this inviting outdoor space enhances the charm and functionality of the garden.

Overall, this enclosed garden is the perfect blend of open lawn, natural beauty, and stylish hardscaping, offering a peaceful escape right at home.



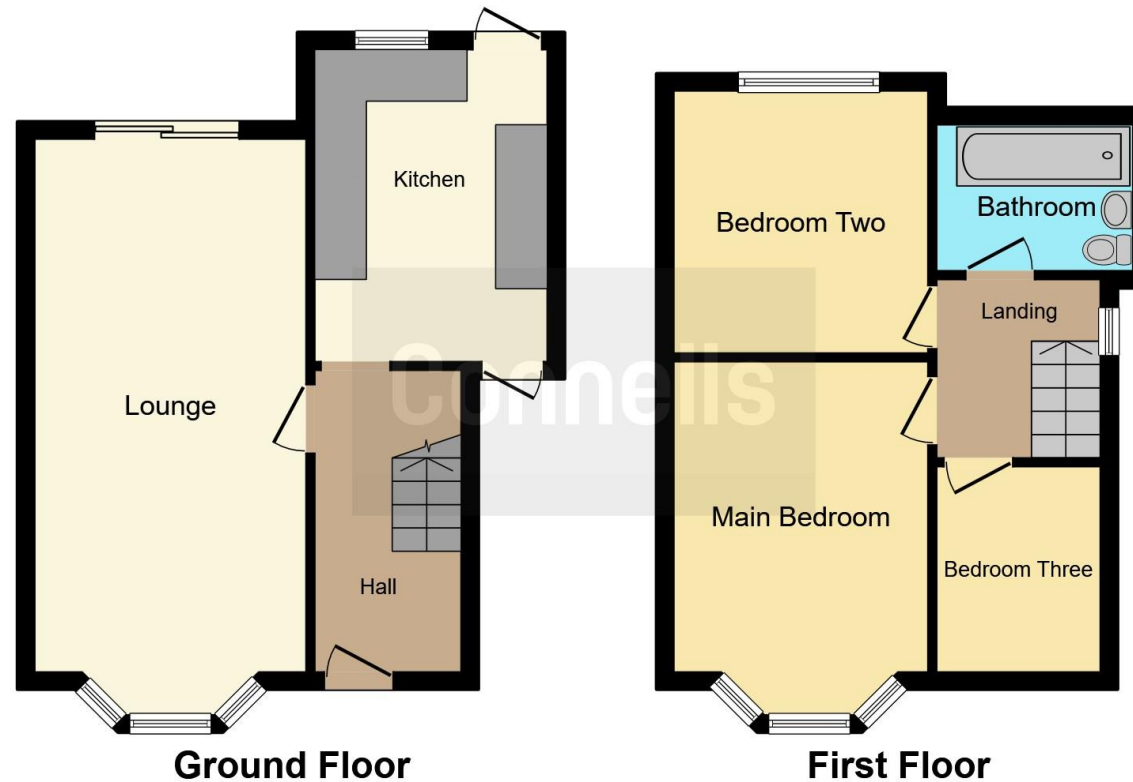












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**EPC Rating: D**

Tenure: Freehold

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