



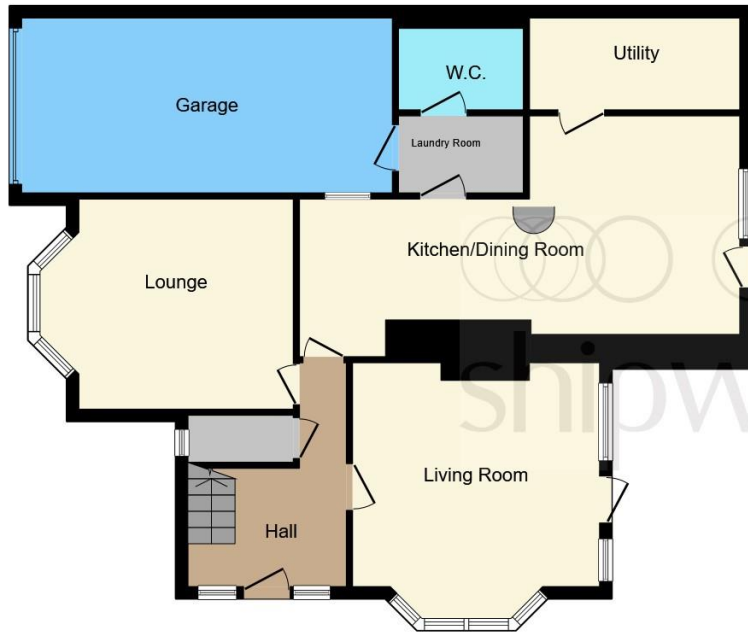
Selwyn Road, Birmingham B16 0SP

welcome to

Selwyn Road, Birmingham

*** BEAUTIFULLY PRESENTED DETACHED PROPERTY *** THREE GOOD SIZED BEDROOMS *** TWO RECEPTION ROOMS *** SPACIOUS KITCHEN/DINING ROOM *** UTILITY ROOM *** DOWNSTAIRS WC *** FAMILY BATHROOM *** GARAGE *** COMMUTABLE DISTANCE TO THE QUEEN ELIZABETH HOSPITAL AND BIRMINGHAM UNIVERSITY ***





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approach

Driveway to garage. Beautifully lawned double front garden and hedgerow to boundary.

Entrance Hall

Double glazed door to front, central heating radiator.

Downstairs Cloakroom

Under the stairs storage cupboard. Carpeted room with lights and window.

Front Reception Room

16' x 13' 1" (4.88m x 3.99m)

Beautifully presented room with chandelier and modernised fireplace, retaining original marble features. Large double-glazed French patio doors, overlooking the garden. In addition, a double-glazed bay window.

Lounge

11' 11" x 12' plus bay (3.63m x 3.66m plus bay)

Double glazed bay window to front, central heating radiator and feature gas fireplace with a classic chandelier.

Dining Room

9' 8" x 8' 11" (2.95m x 2.72m)

Double glazed French doors to the side and central heating radiator.

Kitchen/ Diner

13' 10" x 12' (4.22m x 3.66m)

Large spacious kitchen with breakfast bar. Wall and base units, sink/drain, gas hob, electric grill and double oven, dishwasher and door to the rear garden.

Pantry

Spacious pantry, currently with a large chest freezer, washing machine and tumble dryer plus built in storage.

Downstairs W.C.

Wc, sink and bidet.

Bedroom One

14' 9" into bay x 12' (4.50m into bay x 3.66m)

Spacious room with double glazed bay window to front, fitted furniture and central heating radiator.

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed bay window to side and central heating radiator.

Bedroom Three

9' 9" x 7' 4" plus door recess (2.97m x 2.24m plus door recess)

Double glazed window to rear, central heating radiator and fitted wardrobes.

Bathroom

6' x 5' 10" (1.83m x 1.78m)

Windows to front and side, bath with shower, sink and central heating radiator.

Separate W.C.

Wc.

Rear Garden

Well-presented garden with patio, lawn and side access.

Garage

20' 8" x 9' 1" (6.30m x 2.77m)

Large garage with electric roller door.

Agent Note

The Council Tax Band is E.



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welcome to

Selwyn Road, Birmingham

- Beautifully presented detached property
- Three good sized bedrooms
- Two reception rooms
- Spacious kitchen/diner
- Downstairs wc

Tenure: Freehold EPC Rating: E

£550,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HBN110098 - 0004

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