









### welcome to

# Wallace Road, Selly Park BIRMINGHAM

\*\*\*\*\* FULL OF CHARACTER \*\*\*\*\* IDEAL FIRST TIME BUY \*\*\*\*\* WALKING DISTANCE TO LOCAL AMENITIES \*\*\*\*\* COMMUTABLE TO UNIVERSITY OF BIRMINGHAM AND QE HOSPITAL \*\*\*\*\* TWO GOOD SIZED BEDROOMS \*\*\*\*\* TWO RECEPTION ROOMS \*\*\*\*\* FAMILY BATHROOM \*\*\*\*\* ENCLOSED REAR GARDEN \*\*\*\*\*

## **Agent Note**

This property is council tax A

## Lounge

13' into bay.  $\times$  10' (3.96m into bay.  $\times$  3.05m) Double glazed bay window to front, central heating radiator, fireplace.

# **Dining Room**

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to rear, central heating radiator, electric fireplace - wood burner style, tiled floor, built in storage.

#### **Kitchen**

11' x 6' (3.35m x 1.83m)

Double glazed window to side, range of wall & base units with drawers and worktops over, stainless steel sink & drainer with mixer tap, gas cooker & hob, washing machine, tiled splash-back.

## **Utility/Storage**

Accessed via garden. Corner basin with hot & cold taps, electrics, worktops, single glazed window to rear, single glazed double doors to side.

# Landing

Central heating radiator.

### **Bedroom 1**

11' 1" x 10' (3.38m x 3.05m)

Double glazed sash window to front, central heating radiator, traditional feature fireplace.

### **Bedroom 2**

11' x 7' 1" ( 3.35m x 2.16m )

Double glazed sash window to rear, central heating radiator, traditional feature fireplace.

#### **Bathroom**

Double glazed frosted window to rear, heated towel rail, tiled to splash-prone areas, boiler cupboard, bath with electric shower over, wash hand basin with hot & cold taps.

#### **Front Garden**

Small gravelled area to front & gate.

#### **Rear Garden**

Rear gate access, paved area, astro turf on raised area, needs some maintenance, (overgrown/weeds).













### welcome to

# Wallace Road, Selly Park BIRMINGHAM

- Full of character
- Ideal first time buy
- Walking distance to local amenities
- Commutable to UOB and QE Hospital
- Two good sized bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£210,000



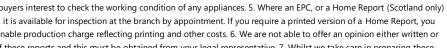
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