

**A SUPERB THREE BEDROOM DETACHED FAMILY RESIDENCE WITH
WELL IMPROVED SPACIOUS ACCOMMODATION INCORPORATING
MODERN LIVING WITH A CHARACTER FEEL**



**160 WEOLEY PARK ROAD
SELLY OAK
BIRMINGHAM B29 5HA**

- Well screened private corner plot
- Central heating and double glazing
- Extensive ground floor accommodation with multiple living areas
- Three double bedrooms and house bathroom
- Large driveway plus garage
- South facing secluded family sized rear garden

Offers in region of £535,000 FREEHOLD

A superb family home with spacious accommodation arranged over two floors with central heating and double glazing offering particularly impressive ground floor space with three different living areas as well as an impressive open plan living kitchen at the rear overlooking the private south facing garden. The home has three double bedrooms and large house bathroom on the first floor and benefits from superb storage and utility space downstairs with cloakroom and pantries in addition to a large side garage. There is plenty of off road parking on the block paved driveway and the home is set in a private position not overlooked from the front or rear. Early viewing is strongly recommended.

The accommodation comprises:

GROUND FLOOR

APPROACH/ENTRANCE via driveway leading to a Recessed Porch with double composite entrance doors into a side hallway with doors to the reception hall and through to a small utility area with wash basin, door to the rear lobby and Separate WC leading off;

RECEPTION HALL with radiator, stairs off to the first floor, doors to the main living rooms and Store/ Cloaks Cupboard leading off.



ATTRACTIVE SITTING ROOM 14' 9" (into bay) x 12' 8" double glazed bay window to front and additional double glazed side window, feature brickette fireplace with oak surround and quarry tiled hearth, central heating radiator and ceiling cornices.

LIVING ROOM (currently used as a study) 11' 4" (into bay) x 11' 4" with double glazed bay window to the front with additional double glazed side window, central heating radiator, period fireplace with tiled hearth and ceiling cornices.



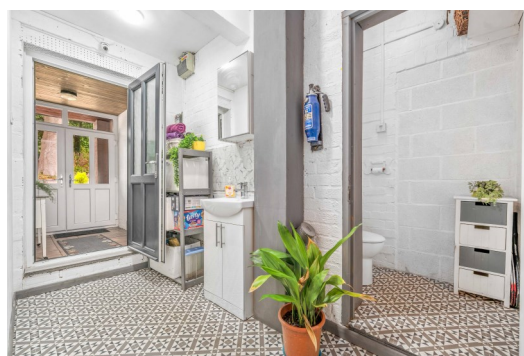
SNUG/ FAMILY ROOM 11' 11" x 11' 11" with a wide open plan entrance to the living/ kitchen at the rear and with period fireplace and original shelved Pantry leading off.

FANTASTIC LIVING/ KITCHEN 24' 11" x 9' 0" (minimum) 12' 8" (maximum) with a spacious dining/ sitting area with double glazed double opening French doors to the patio and overlooking the garden. Fitted with a range of kitchen units with grey fascias and wood effect work surfaces over, inset stainless steel sink, integrated dishwasher, fitted induction hob with extractor over, two built ovens, integrated fridge/ freezer, contemporary central heating radiator, double glazed window overlooking the rear garden, deep Pantry Cupboard leading off and door to the rear lobby.



REAR LOBBY with composite door to the rear garden, door to the front hall and door to the utility/ laundry.

UTILITY ROOM 11' 0" (max.) x 7' 6" with full length worktop with inset sink, cupboards under and two appliance spaces, one with plumbing for a washing machine, built in shelving, cupboard housing a 'Vaillant' gas fired central heating boiler and wide double glazed window overlooking the rear garden.



FIRST FLOOR

LANDING a two way staircase with half landing leads to the main landing with double glazed window providing natural light, all rooms leading off and access hatch to the loft space.



BEDROOM 1 13' 5" x 10' 8" (plus wardrobes) double glazed window to front elevation, two sets of double door fitted wardrobes with central cupboards, dado rail, central heating radiator and natural floorboarding.

BEDROOM 2 11' 10" x 11' 11" a bright and airy double bedroom with double glazed window overlooking the rear garden and central heating radiator.

BEDROOM 3 10' 2" x 11' 3" a further double bedroom with central heating radiator, double glazed window to the front with additional double glazed side window.



SPACIOUS BATHROOM obscure double glazed window to side elevation and white bathroom suite comprising panelled bath with thermostatic shower over and wide shower screen, wash basin set on a wide vanity unit, WC with concealed cistern, half tiled to most walls, ceiling spotlighting and chrome heated towel rail.

OUTSIDE

SIDE GARAGE 24' 6" x 9' 10" (Max. at the rear) with door opening to the driveway.

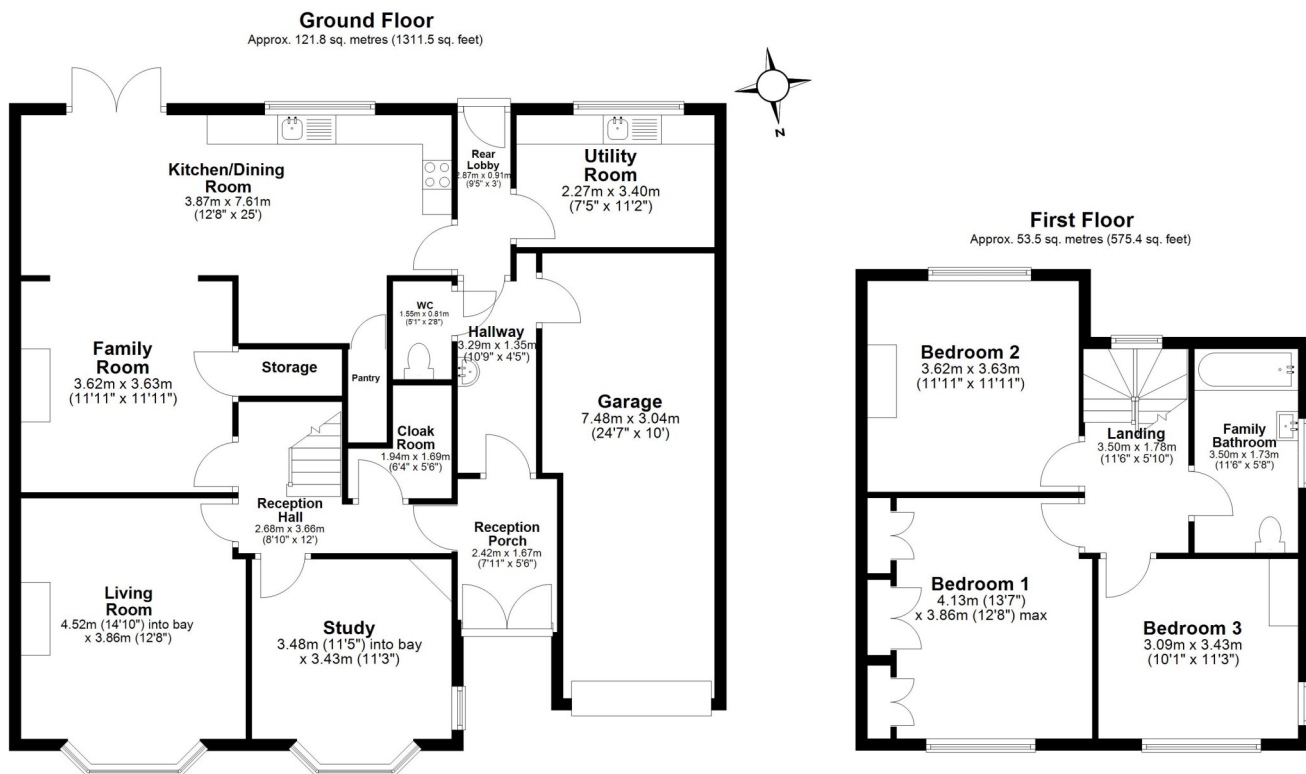
SUPERB SOUTH FACING PRIVATE GARDEN a mature rear garden with a full width paved patio, built in barbeque, steps down to a large lawned area with hedging and conifers to the boundaries providing considerable privacy, garden store and raised timber playhouse.

Please note that there are solar panels mounted on the rear elevation. These will generate to contribute to the electric use in the property.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	D55
COUNCIL TAX 'E' (Birmingham)	



Total area: approx. 175.3 sq. metres (1886.9 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.