

Cottons

CHARTERED SURVEYORS

'Tokay' 27 St Denis Road, Selly Oak,
Birmingham, B29 4LN

Offers in the Region Of
£329,900



- Spacious Traditional Family Home
- Three Double Bedrooms
- Modern Kitchen
- EPC Rating: C
- Living Area and Dining Areas
- Side Garage with WC

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A SPACIOUS semi-detached family home in the HIGHLY REGARDED BOURNVILLE VILLAGE TRUST.

Benefiting from THREE DOUBLE BEDROOMS and POTENTIAL TO EXTEND (subject to planning consent), the property comprises; driveway, canopy porch, hallway, living area, dining area, modern kitchen, integral side garage with WC, three double bedrooms, first floor bathroom with WC and landscaped rear garden. Offered with NO UPWARD CHAIN. EPC Rating: C.

Property Tenure

Freehold

Council Tax Band

D

ACCOMMODATION

Location

The property situated on St Denis Road on a desirable position set within the Bournville Village Trust (BVT). Conveniently located;

-Circa. 0.8 miles from Northfield Shopping Centre.

-Circa. 2 miles from Selly Oak Train Station.

-Circa. 2.5 miles from Queen Elizabeth Hospital.

-Circa. 2.5 miles from University of Birmingham.

-Circa. 5.5 miles from Birmingham City Centre.

Description

A traditional two storey semi-detached home with a clay tile pitched roof.

The property is in a well presented condition. Benefiting from uPVC double glazing and gas central heating.

The property is well proportioned with spacious accommodation throughout.

With uPVC double glazed windows and combi gas central heating system.

Accommodation

Please refer to floor plan for room measurements.

Ground Floor

Canopy porch, hallway, open plan living dining room, kitchen and side garage with outbuilding.

First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (double) and bathroom with WC.

Loft

The property has a highly spacious loft, (accessed via pull down ladders) spanning 6.92 metres x 2.85 metres to purlins. Therefore, there is 19.72 sq metres of accommodation over 1.5 metres in head height.

Outside

To the front a landscaped garden and driveway.

To the rear a landscaped garden with decking area and garden shed.

Availability

The property is offered with vacant possession and no upward chain.

Bournville Village Trust Service Charge

The owner shall pay Bournville Village Trust a small management charge to contribute towards the management of the estate.

The cost for the period 1st January 2024 to 31st December 2024 was £110.03.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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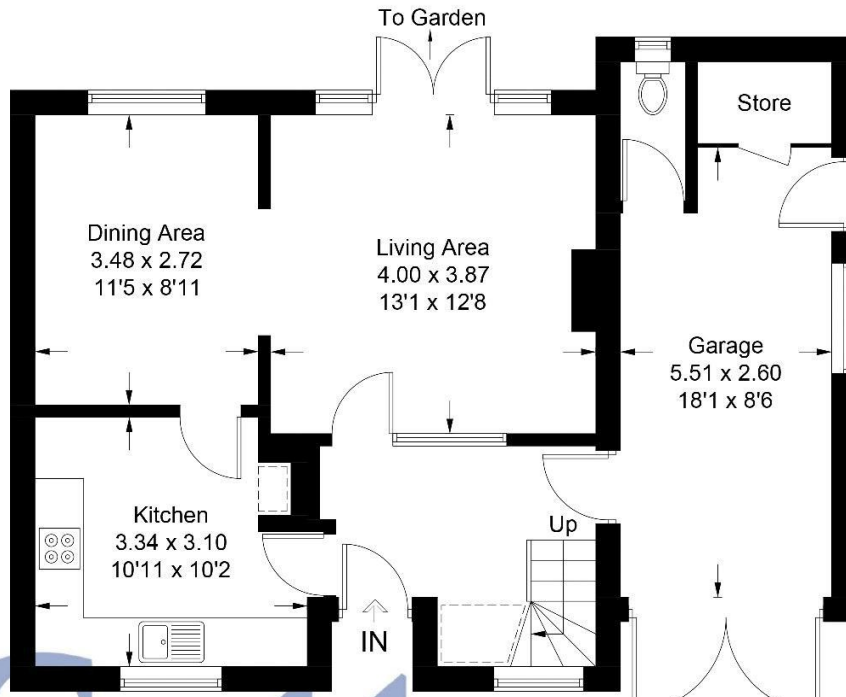


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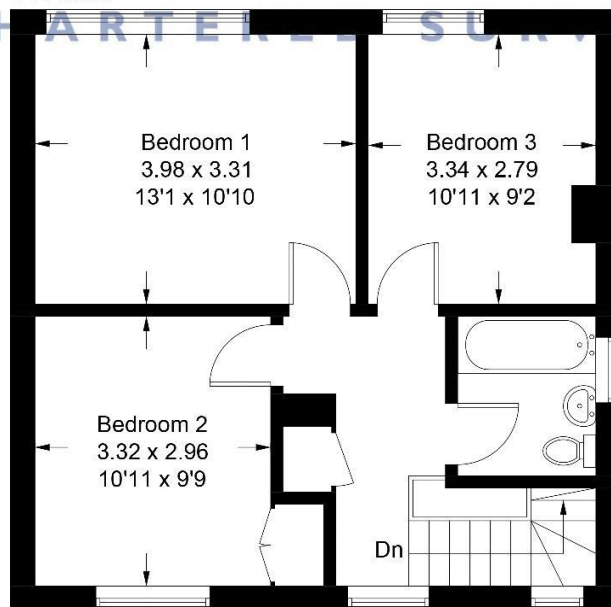
27 St. Denis Road

Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft
(Including Garage)



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097821)

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This plan is for illustration purposes only and may not be to scale or representative of the property.