



Selby Grove, Birmingham

burchell  
edwards



## Property Description

Well-kept and well-presented three bedroom end terraced property in the desirable Billesley Common. The property itself is situated at the end of a quiet cul de sac location, the large rear garden has potential for future extension (subject to planning). Local amenities are within a short distance, Yardley train station is less than one mile walk which has a direct line to Birmingham city centre.

## Entrance Hallway

Double glaze door to front elevation and stairs leading to first floor accommodation.

## Lounge

16' 4" into bay x 13' 5" into recess ( 4.98m into bay x 4.09m into recess )  
Double glazed bay window to front elevation, central heating radiator and under stairs storage cupboard.

## Kitchen

10' 5" x 9' 5" ( 3.17m x 2.87m )  
Double glazed door and two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, tiled flooring and tiling to splash prone areas.

## Bedroom One

16' 11" max into recess x 10' 8" ( 5.16m max into recess x 3.25m )  
Double glazed window to front elevation, central heating radiator and storage.

## Bedroom Two

9' 2" into recess x 12' 11" ( 2.79m into recess x 3.94m )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

7' 8" x 9' 7" ( 2.34m x 2.92m )  
Double glazed window to rear elevation and central heating radiator.

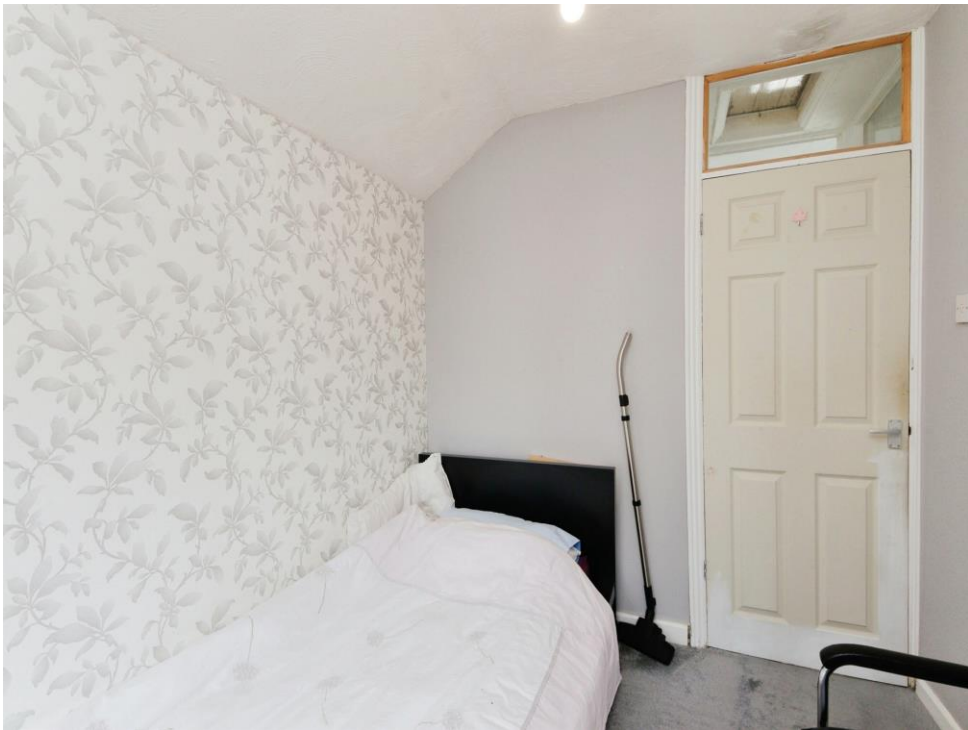
## Bathroom

Double glazed window to rear elevation, bath with shower over, wash hand basin, W.C, central heating radiator, boiler, part tiled walls and tiled flooring.

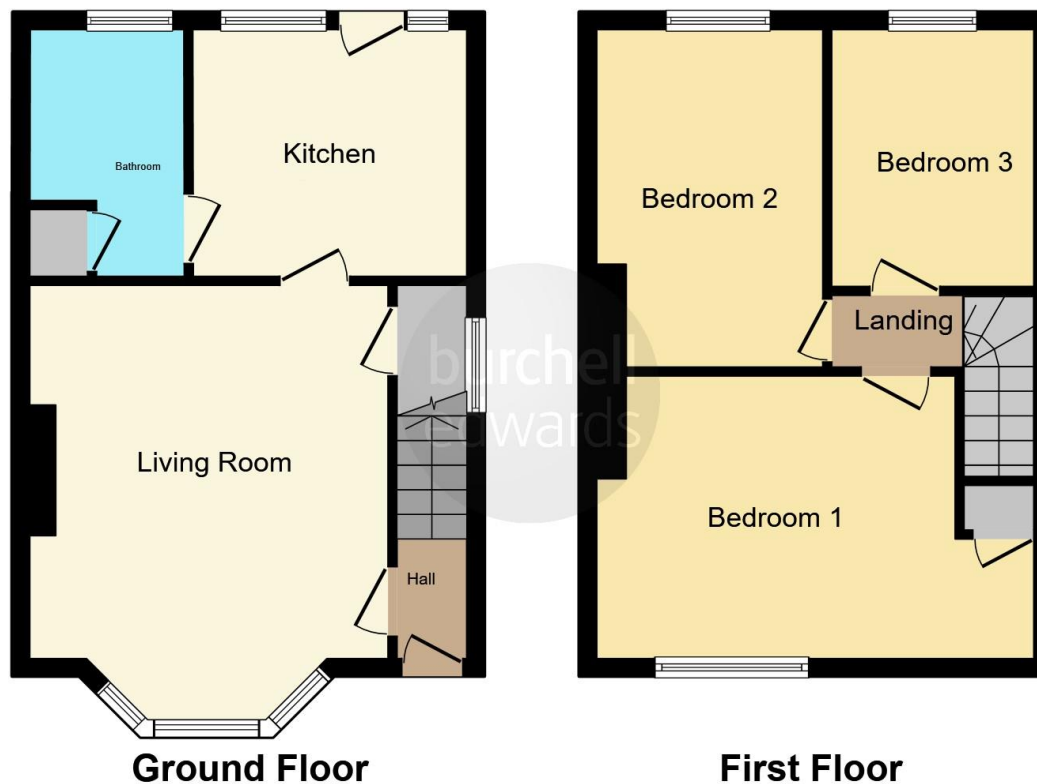
## Rear Garden

Patio area, laid lawn and fencing to all boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SHI207616](http://burchelledwards.co.uk/Property/SHI207616)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHI207616 - 0009