



## Minden Grove

Selly Oak, Birmingham, B29 5HB

£199,950



- Three Bedroom End Terrace in Quiet Cul-De-Sac Location
- Freehold Property
- Low Maintenance Rear Garden and Garage En-Bloc
- No Upward Chain
- In Excellent Proximity to the Re-Developed Selly Oak Retail Park
- Open Plan Downstairs Living Accommodation
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating - TBC

# Minden Grove

Selly Oak, Birmingham, B29 5HB

£199,950



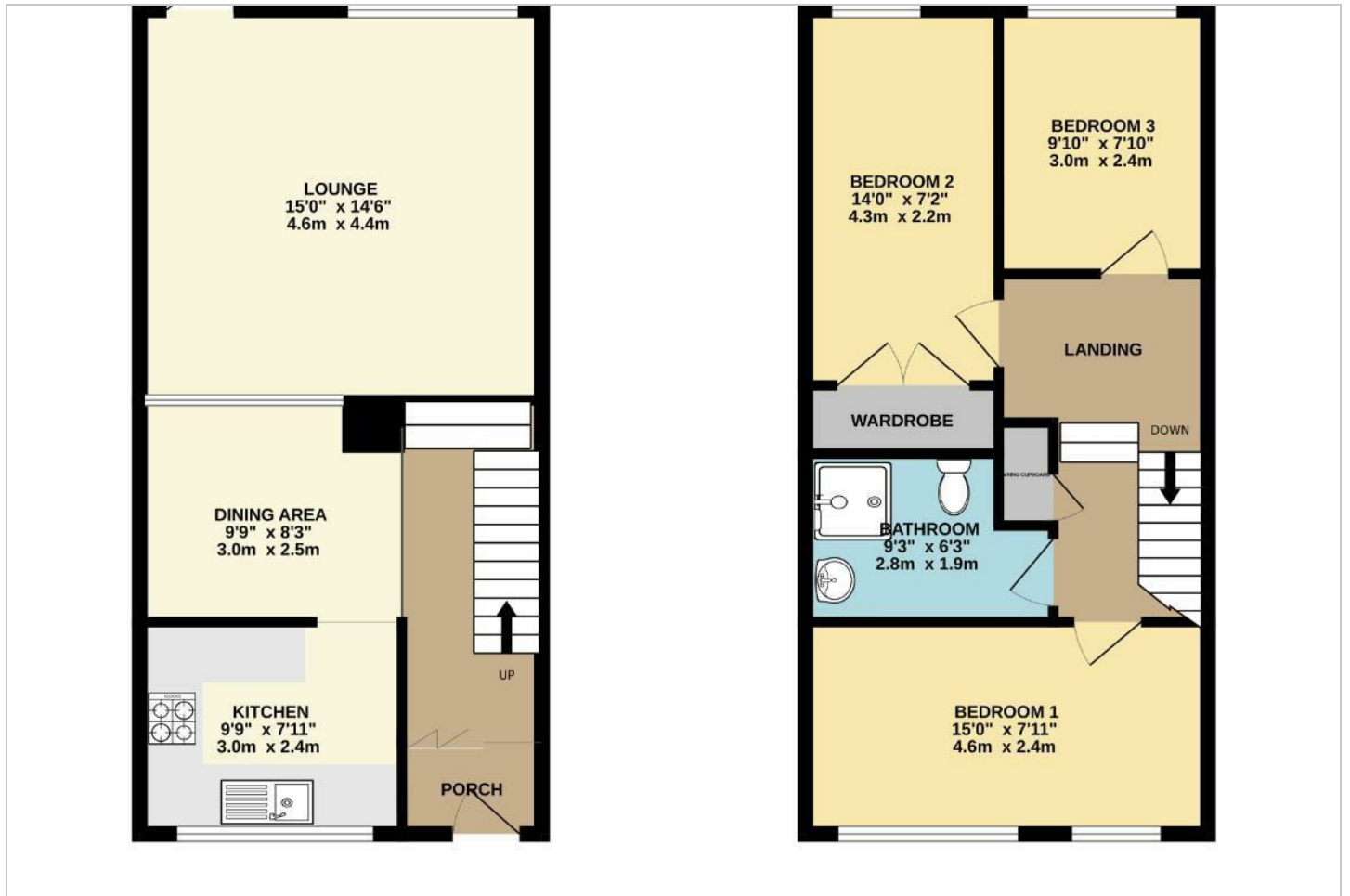
A uniquely designed end-of-terrace property situated in this quiet cul-de-sac location in close proximity to the array of amenities available at the redeveloped Selly Oak retail park. This three bedroom property is beautifully secluded, whilst requiring some modernisation it has fantastic potential for both investment or as a first time purchase. Being Sold with Garage En-Bloc & No Upward Chain.

The property is accessed via a quiet pedestrianised walkway which leads to a block-paved courtyard with mature boundary, this leads to the side access and property entrance. As you enter through the double glazed entrance door, you come into a porch with internal bi-folding door into a welcoming reception area with open staircase to the first floor. The ground floor provides a excellent mainly open-plan living space, with kitchen dining area and stairs down to a spacious lounge area towards the rear of the property with patio door and window overlooking the rear garden. The dining area provides ample space for dining room furniture and opening through to a fitted kitchen area overlooking the front elevation, providing wall and base level units, complimentary work surfaces, built-in pantry area and space for all freestanding kitchen appliances. The upstairs accommodation has a split level landing with access to all accommodation, this includes three double bedrooms and a partly tiled bathroom comprising WC, pedestal wash hand basin and walk -in shower cubicle with electric shower.

A low maintenance rear garden completes the property, with patio space and space down the side of the property with evergreens and mature plants throughout.

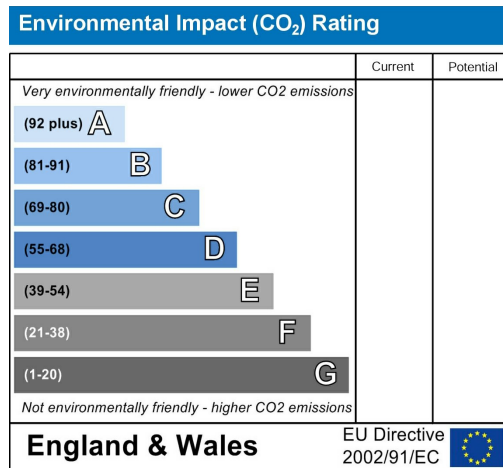
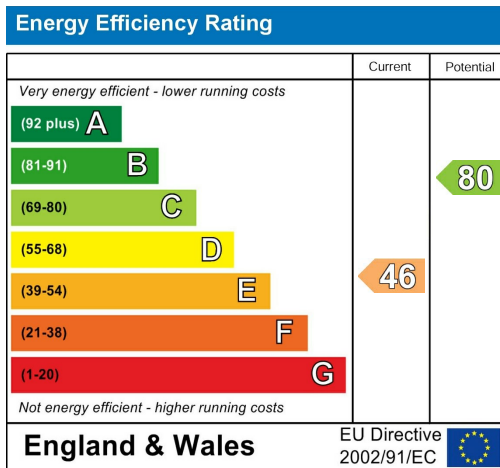
The property is situated in an ideal location for an array of local amenities within Selly Oak and Weoley Castle, equally providing excellent access links to Queen Elizabeth Medical Complex, Birmingham University and City Centre, with University and Selly Oak train stations within reasonable proximity along with further public transport links.

# Floorplan





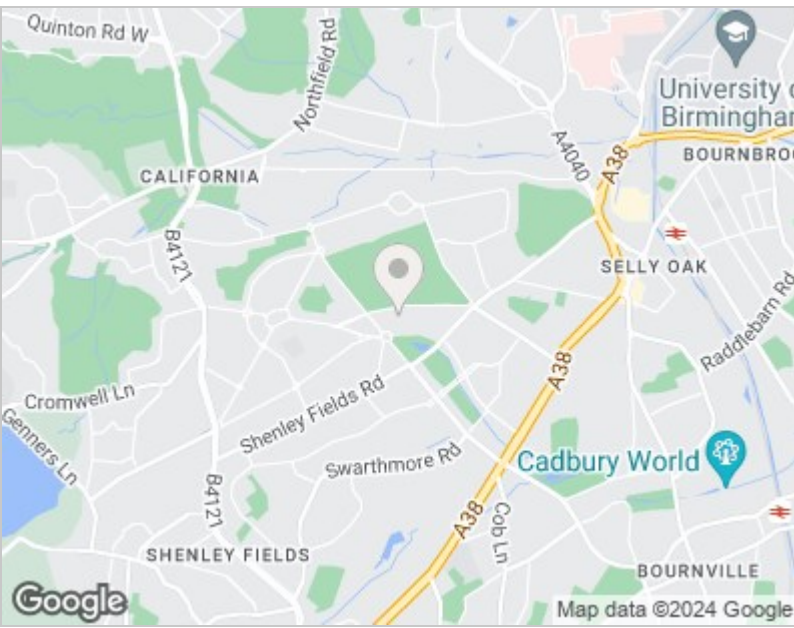
## Energy Efficiency Graph



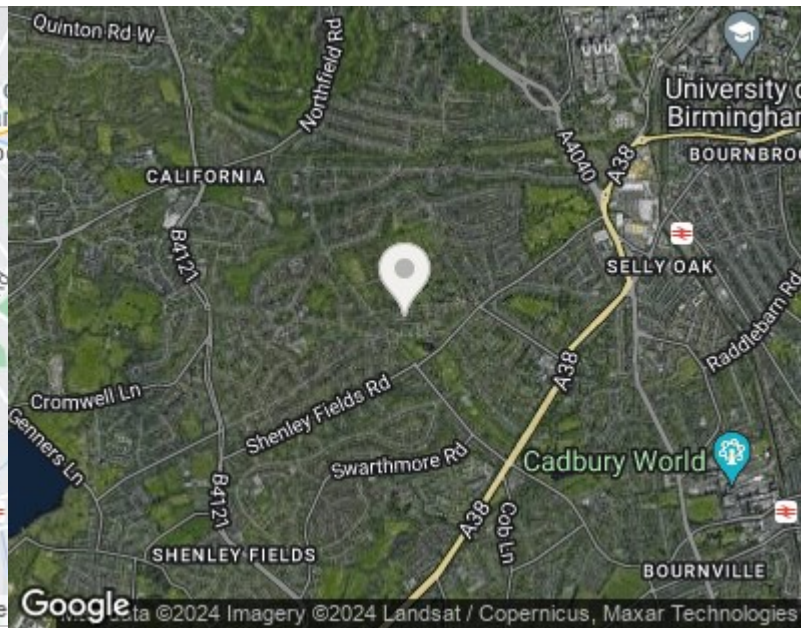
## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

110 Station Road, Harborne, Birmingham, B17 9LS  
Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com)  
<https://www.hunters.com>

