



## 208 Sellywood Road

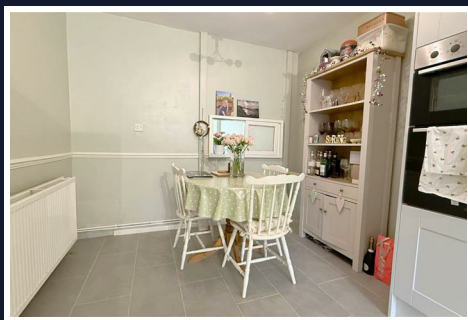
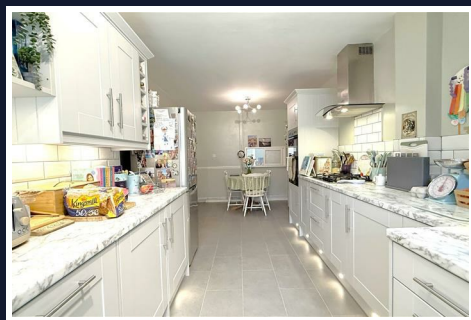
Bournville, Birmingham, B30 1TJ

Offers In The Region Of £320,000





**\*LOVELY EXTENDED FAMILY HOME IN A BEAUTIFUL LEAFY SETTING!\*** Tucked away in a peaceful, secluded position on the ever-popular Bournville Village Trust Estate, this beautifully presented and extended three-bedroom home enjoys a lovely green outlook and offers an excellent balance of character and modern living. At the heart of the property is a stylish, contemporary re-fitted breakfast kitchen, creating a bright and sociable space perfect for day-to-day family life, complemented by a spacious lounge ideal for relaxing. The ground floor also benefits from a shower room and WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property enjoys attractive front and landscaped rear garden, along with the added advantage of a garage and off-road parking to the rear. Ideally located within the sought-after Bournville Village Trust Estate, the property is well placed for excellent local schools, including Bournville Village Primary School and the University of Birmingham School. Bournville Village Green, with its shops and cafés, is close by, along with excellent transport links and easy access to the University of Birmingham, Queen Elizabeth Hospital and Cadburys! To book your viewing please call our Bournville sales team!



### Approach

This beautifully presented and extended three-bedroom mid-terrace property is approached either via a rear access gate from the garage and parking area into the rear garden, or from the communal walkway to the front.

The property enjoys a mature front garden, mainly laid to lawn with well-stocked borders offering a variety of plants and shrubs. A pathway leads to the storm porch, with tiled floor covering and a glazed front door opening into:

### Entrance Porch

With red quarry tiled flooring, double glazed window to the front aspect, ceiling light point and a further glazed wooden door opening into:

### Living/Dining Room

18'11" x 16'02" into bay x 11'11" (5.77m x 4.93m into bay x 3.63m)

A spacious and versatile living/dining room. The dining area benefits from a ceiling light point, cornicing and dado rail, opening through to the living space.

The living area features a double glazed bay window to the front, central heating radiator, two ceiling light points with decorative ceiling roses, and an inset electric fire set within a raised hearth with wooden mantel and surround.

There is also a serving hatch to the kitchen and a glazed internal door opening into:

### Inner Hallway

With central heating radiator, two ceiling light points, under stairs storage cupboard, and staircase rising to the first floor. A UPVC double glazed door provides access to the rear garden. There is also red quarry tiling to the storage area and a glazed internal door leading into:

### Superb Extended Breakfast / Dining / Kitchen 21'10" x 9' (6.65m x 2.74m)

A superb extended space combining dining and kitchen areas, ideal for modern living. The dining area features tiled flooring, central heating radiator and ceiling light point, opening into a stylish, contemporary re-fitted kitchen. The kitchen offers a range of light grey wall and base units with marble-effect work surfaces, integrated four-ring gas hob with stainless steel Zanussi extractor over, integrated double oven and grill, space for a fridge freezer, integrated dishwasher, and a one-and-a-half bowl stainless steel sink with mixer tap. Further benefits include a double glazed window overlooking the rear garden, lantern roof light, additional ceiling lighting, under-cupboard lighting and low-level LED lighting.

### Ground Floor WC and Shower

6'01" x 6'04" (1.85m x 1.93m)

With walk-in shower with electric shower over and fully tiled surround, low flush WC, pedestal wash hand basin with mixer tap, central heating radiator, frosted double glazed window to the rear, and ceiling light point.

### Rear Garden

Accessed from the rear, the garden has been landscaped to provide an initial block paved patio area, leading to a low-maintenance garden with astro-turf, raised decorative beds and well-stocked borders. A rear gate provides access to the garage and parking area.

### Garage

not measured (not measured)

In a separate block with parking to front and metal up and over door.

### First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with door opening into airing cupboard, ceiling light point, loft access point, and storage cupboard with in-built shelving and housing the Valliant combination boiler and doors opening into;

### Bedroom One

15'09" x 9'05" (4.80m x 2.87m)

With double glazed window to the front aspect, ceiling light point, central heating radiator and double walk-in storage cupboard.

### Bedroom Two

9'05" x 12' (2.87m x 3.66m)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

### Bedroom Three

8'02" x 9'02" (2.49m x 2.79m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and double walk-in storage cupboard.

### Bathroom

6'05" x 6'07" (1.96m x 2.01m)

With a panel bath with hot and cold mixer tap and shower attachment, low flush WC, wash hand basin on pedestal with hot and cold taps. fully tiled walls, central heating radiator and ceiling light point.







**Ground Floor**

Porch

Living/Dining Room

Kitchen/Diner

Hall

Storage

Shower Room

**First Floor**

Bedroom

Bedroom

Bedroom

Landing

Bathroom

NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Rating**

Current: 71 Potential: 85

Very energy efficient - lower running costs

92 (plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-30) G

Not energy efficient - higher running costs

England & Wales  
EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Current: Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

92 (plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-30) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales  
EU Directive 2002/91/EC

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The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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