



## 30 Whitehill Lane

Selly Oak, Birmingham, B29 4QF

Asking Price £290,000



**\*BEAUTIFULLY PRESENTED - THREE BEDROOM HOME WITH EXCELLENT LOFT ROOM AND WONDERFUL MANOR PARK VIEWS!\* A beautifully presented three-bedroom modern family home in a highly sought-after location, offering stylish interiors and superb versatility. Perfectly placed for all the area has to offer including Northfield's amenities and Longbridge village, Bournville is close by, also the nearby schools alongside the Royal Orthopaedic Hospital and transport links give good access to the QE Hospital, Birmingham University and the City Centre. The jewel in the crown is the wonderful views and being a short stroll into Manor Park, once owned by the Cadbury Family, with fruit orchards, woodlands, streams and an idyllic duck pond with an array of wildlife, perfect for dog walkers or families to explore. The house itself offers a recently re-laid driveway for ample off road parking, feature canopy porch, hallway with in-built storage, dual-aspect lounge with bay window and French doors to the garden balcony, modern kitchen and a south facing, landscaped rear garden. To the first floor there are three good bedrooms, modern bathroom and a feature spiral staircase gives rise up to a loft room with wonderful park views, lots of storage and offers an excellent versatile space for home office, hobby room etc. This is a wonderful home - to book your viewing please call our Bournville sales team**



#### Approach

This beautifully presented and much improved three bedroom terraced home is approached via a block paved front driveway providing off street parking for multi vehicles and a beautifully maintained fore garden with raised decorative sleeper flowerbeds and hedgerows to borders and steps leading up to canopy storm porch to a UPVC double glazed front entry door with accompanying side windows opening into:

#### Entrance Hallway

With stairs giving rise to the first floor landing, ceiling light point, central heating radiator, in-built storage cupboards providing plentiful storage space including a double walk-in storage cupboard with in-built shelving with overhead storage units and glazed internal doors opening into:

#### Living Room

22'02" into bay x 11'10" max (6.76m into bay x 3.61m max)

Feature dual aspect living room with double glazed bay to the front aspect with views to the park, double glazed French doors opening out to the balcony, recessed spots to ceiling, cornice to ceiling, inset gas fireplace with stone effect surround and hearth, two central heating radiators and internal glazed French doors opening into:

#### Kitchen

14'08" x 7'08" (4.47m x 2.34m)

Also accessed from a glazed internal door from hallway into kitchen with a contemporary selection of grey gloss fronted wall and base units with work surfaces incorporating one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for gas cooker, fridge freezer and washing machine, complementary tiling to splash backs, feature under cupboard lighting, luxury tiled lino floor, UPVC double glazed exterior door with accompanying side windows giving views and access to the rear garden, wall mounted Vaillant combination boiler, three drop down ceiling light point, cornice to ceiling and recessed spots to ceiling.

#### Rear Garden

A landscaped rear garden with initial sand stone steps leading passed raised decorative flowerbeds and further sleeper borders leading to stone patio which enjoys a sunny aspect. The main garden area with lawns and further raised decorative flowerbeds to all borders with well stocked selection of plants, trees and shrubs, a rear patio and a further raised flowerbeds and hard standing for a garden shed storage and being finished with panel fencing to all borders.

## First Floor Accommodation

From the entrance hallway stairs gives rise to the first floor landing with ceiling light point, open walkway into landing area with spiral staircase giving access to the loft, central heating radiator, recessed spots to ceiling and doors opening into:

### Bedroom One

13'03" to rear of over stairs storage x 12'11" to (4.04m to rear of over stairs storage x 3.94m to re)

With double glazed window to the front aspect giving lovely park views, four ceiling light points, alcove currently housing double fronted mirrored wardrobe, two further doors opening into over stairs storage unit housing the tumble dryer and two overhead storage components.

### Bedroom Two

10'8" x 7'02" max (3.25m x 2.18m max)

With double glazed window to the rear aspect, recessed spots to ceiling and central heating radiator.

### Bathroom

8'10" x 5'10" (2.69m x 1.78m)

With a p-shaped panel bath with hot and cold taps and under sink storage, frosted double glazed window to the rear aspect, push button low flush WC, heated chrome towel rail, laminate wood effect floor covering, tiling to walls and ceiling light point.

on pedestal with hot and cold mixer tap and under sink storage, frosted double glazed window to the rear aspect, push button low flush WC, heated chrome towel rail, laminate wood effect floor covering, tiling to walls and ceiling light point.

### Bedroom Three

9'08" x 6'02" (2.95m x 1.88m)

With double glazed window giving lovely park views, ceiling light point and central heating radiator.

### Loft Room

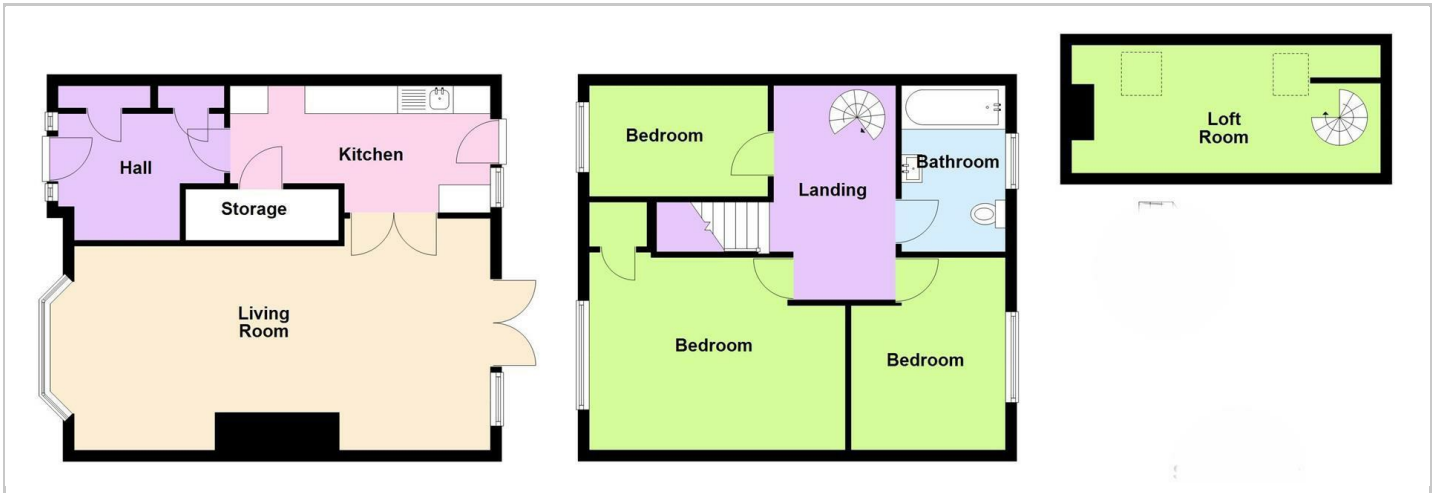
19'01" max x 14'05" into eaves storage space (5.82m max x 4.39m into eaves storage space)

From the first floor landing spiral staircase gives rise to the loft room with two Velux double glazed roof lights to the front aspect, wall mounted uplighter and four separate storage doors to eaves space.





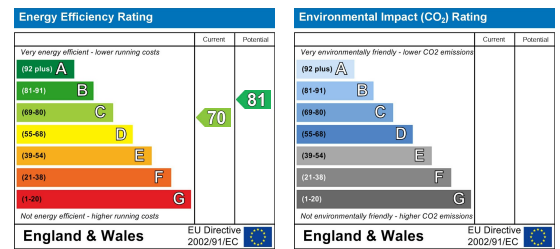
## Floor Plan



## Viewing

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 Graph



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### 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.