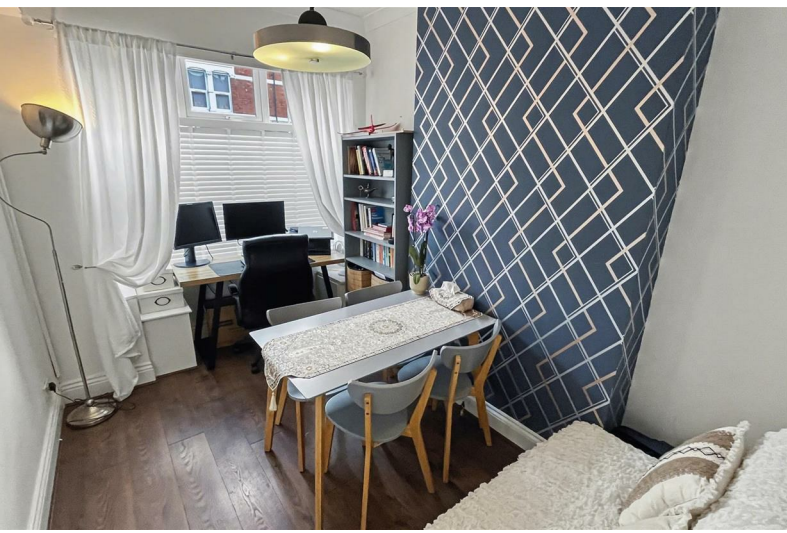




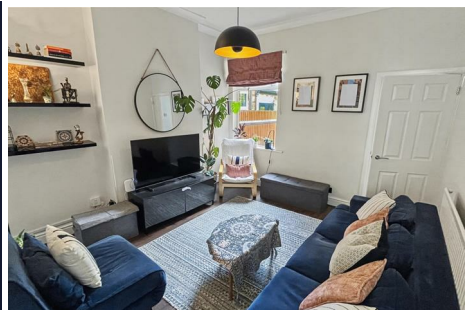
## 40 Cecil Road

Selly Park, Birmingham, B29 7QQ

Offers In The Region Of £245,000



**\*\*LOVELY THREE BEDROOM HOME IN PRIME LOCATION!!\*\*** Beautiful period home in this fantastic location in Selly Park which offers not only excellent access into the City Centre, QE Hospital and University via the nearby transport links but also the local attractions which include Cannon Hill Park and Edgbaston Cricket Ground via the River Rea walk which is located locally. The property itself has to offer the following centrally heated and double glazed (where stated) accommodation; fore garden, porch, hallway, two reception rooms, downstairs bathroom and access to the rear garden. To the first floor there are three bedrooms. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this amazing home please contact our Moseley office.



#### Approach

The property is approached via a shallow fore garden leading to a UPVC door opening into:

#### Porch

With lino to flooring and single glazed wooden door opening into:

#### Hallway

With wooden laminate to flooring, central heating radiator, coving to ceiling, ceiling light point and doors opening into:

#### Reception Room One

8'2" x 13'3" into bay (2.50 x 4.05 into bay)

With double glazed bay window to the front aspect, continued laminate wood flooring, central heating radiator, coving to ceiling and ceiling light point.

#### Reception Room Two

11'5" x 12'2" (3.48 x 3.73)

With continued laminate wood flooring, central heating radiator, coving to ceiling, ceiling light point, double glazed window to the rear aspect and wooden door opening into:

#### Lobby Area

With tiled flooring, stairs giving rise to the first floor landing, door opening into under stairs stairs storage cupboard providing useful storage, ceiling light point and opaque glazed window to the side aspect and opening into:

#### Kitchen

6'9" x 11'10" (2.07 x 3.63)

With a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, 'Limona' cooker and hob, space for washing machine and fridge freezer, tiling to walls, two double glazed windows to the side aspect, double glazed patio door giving access to the side, ceiling light point, central heating radiator and door opening into:

#### Ground Floor Bathroom

6'7" x 5'2" (2.03 x 1.60)

A three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap and shower over, double glazed opaque window to the side aspect, tiling to flooring, tiling to walls, ceiling light point, wall mounted extractor fan and central heating radiator.

#### First Floor Accommodation

With double glazed window to the side aspect, coving to ceiling, two ceiling light points, central heating radiator and doors opening into:

#### Bedroom One

11'3" x 13'5" (3.44 x 4.09)

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

### Bedroom Two

12'2" x 12'1" (3.71 x 3.69)

With coving to ceiling, built-in wardrobes, ceiling light point, central heating radiator and double glazed window to the rear aspect.

### Bedroom Three

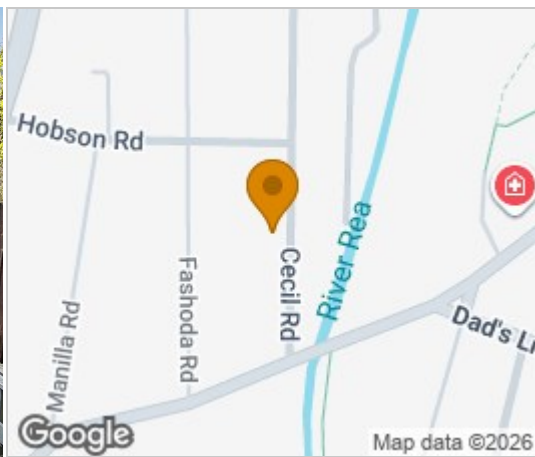
6'9" x 8'5" (2.08 x 2.58)

With door opening into cupboard housing the wall mounted boiler, ceiling light point, central heating radiator and double glazed window to the rear aspect.

### Rear Garden

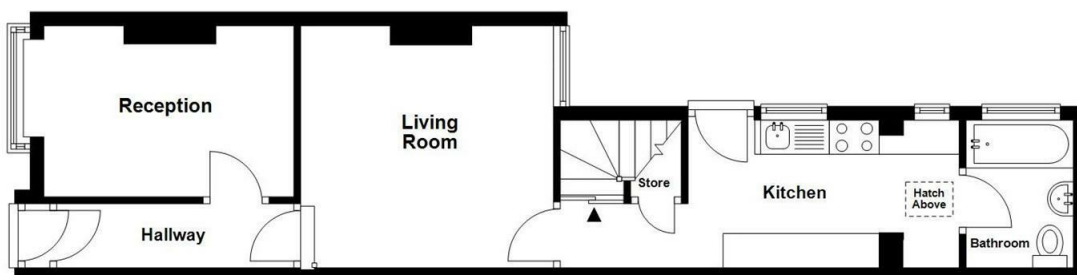
With a wooden decked area to the side passage leading to gate with shared access and further gate leading to the rear garden, paved patio area leading to lawned area with decorative trees, shrubs and fencing to borders and a further rear patio area.



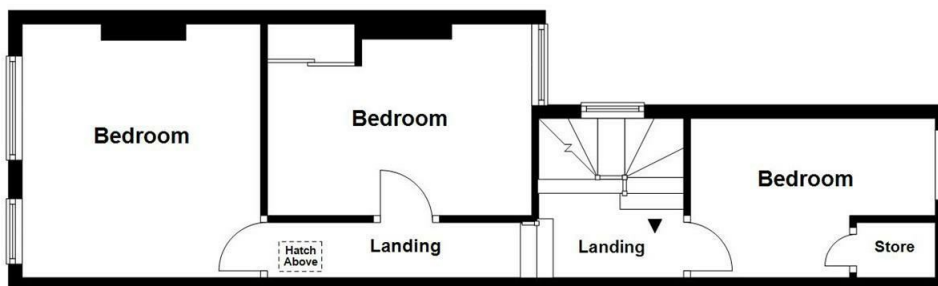


## Floor Plan

### Ground Floor



### First Floor

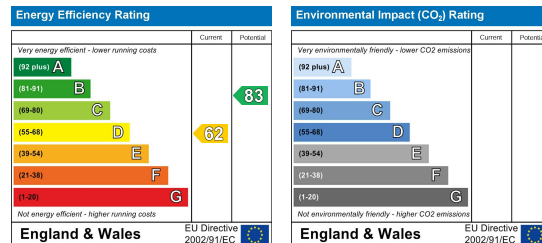


NOT to Scale  
for Illustrative Purposes Only.

## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

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