



1 Westhill Close

Selly Oak, Birmingham, B29 6QQ

Offers In The Region Of £525,000



****SUPERB FIVE BEDROOM, THREE STOREY SEMI-DETACHED FAMILY HOME!**** This beautifully presented and substantially upgraded five-bedroom, three-storey semi-detached home offers exceptional family living space in this highly sought-after residential location. Situated on a quiet side road, the property is perfectly placed for a wealth of local amenities, including the Queen Elizabeth Hospital, the University of Birmingham, and the popular centres of Selly Oak, Harborne, Stirchley and Bournville, all offering an excellent choice of independent cafés, restaurants, shops and everyday conveniences. The area is also renowned for its highly regarded schools, excellent transport links and nearby parks, making it an ideal setting for growing families. Designed with modern family life in mind, the spacious accommodation briefly comprises: a welcoming entrance porch and hallway, guest WC, generous living room, an impressive upgraded open-plan kitchen and dining room, separate utility room, integral garage and a beautifully maintained rear garden. To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with fitted wardrobes and an en-suite shower room, together with a stylish family bathroom. A further staircase rises to the second floor where a spacious fifth bedroom and separate shower room, provides excellent flexibility as a guest suite or teenager's retreat. Offering generous accommodation across three floors, quality upgrades throughout, ample off-street parking, garage and superb entertaining space, this is a fantastic opportunity to acquire a substantial family home in one of South Birmingham's most desirable locations.



Approach

This superbly presented five-bedroom semi-detached family home is approached via a beautifully maintained fore garden with lawn, mature trees, established shrubs and colourful flower borders. A driveway provides off-road parking and leads to the garage, while a block-paved pathway leads to the composite double-glazed entrance door opening into:

Entrance Porch

6'2" x 4'09" (1.88m x 1.45m)

With double-glazed frosted windows to the front and side elevations, wood-effect flooring, central heating radiator, decorative cornicing, ceiling light point and glazed door opening into:

Entrance Hallway

A welcoming reception hallway featuring wood-effect flooring, staircase rising to the first floor, useful under-stairs storage cupboard, central heating radiator, decorative cornicing, ceiling light point and doors leading to:

Downstairs WC

6'11" x 2'08" (2.11m x 0.81m)

Beautifully appointed with a bespoke stone-effect wash hand basin with mixer tap set on a floating oak shelf, low-level WC, central heating radiator, tiled splashback, recessed spotlights and ceiling light point.

Living Room

11'05" x 20'07" into bay (3.48m x 6.27m into bay)

A superb reception room enjoying a large double-glazed bay window to the front elevation, allowing plenty of natural light to flood the room. Features include wood-effect flooring, decorative cornicing, two central heating radiators, inset gas fire with attractive stone-effect surround and hearth, together with two ceiling light points.

Open Plan Kitchen/Dining Room

22'07" x 13'09" max x 9'02" min (6.88m x 4.19m max x 2.79m min)

The heart of the home, this impressive open-plan space has been fitted with a high-quality range of contemporary wall and base units with feature under-cabinet lighting, quartz work surfaces and matching upstands.

Integrated appliances include a Bosch oven, five-ring gas hob with stainless steel extractor canopy over and integrated dishwasher, together with space for an American-style fridge freezer and an inset ceramic one-and-a-half bowl sink with mixer tap. A double-glazed window overlooks the rear garden, whilst recessed spotlights and tiled flooring complete the kitchen area.

The dining area provides an excellent entertaining space with French doors and matching side windows opening directly onto the rear garden, together with decorative cornicing, central heating radiator and two ceiling light points.



Utility

8'07" x 5'03" (2.62m x 1.60m)

Fitted with matching wall and base units incorporating a stainless steel sink and drainer with mixer tap, plumbing for a washing machine, tiled flooring and splashbacks, central heating radiator, extractor fan, ceiling light point and double-glazed door providing access to the rear garden.

Garage

18'01" x 9' (5.51m x 2.74m)

With electric up-and-over door to the front, wall-mounted Baxi combination boiler, power and lighting.

Rear Garden

A real feature of the property, the beautifully landscaped rear garden has been thoughtfully designed to create a variety of outdoor spaces. A full-width paved patio provides the perfect setting for outdoor dining and entertaining before leading onto a generous lawn, bordered by mature planting, established shrubs and colourful flower beds. Beyond the lawn is a productive vegetable garden with raised sleeper beds, space for a greenhouse and garden shed, while steps lead to a further block-paved seating terrace, creating an additional private area to relax and enjoy the surroundings. The garden is enclosed by fenced boundaries, with gated side access leading to the front of the property.

First Floor Accommodation

Stairs rise from the entrance hallway to the first-floor landing with decorative cornicing, two ceiling light points, central heating radiator, two useful storage cupboards and staircase rising to the second floor. Doors lead to:

Bedroom One

14'05" into window recess x11'07" (4.39m into window recess x3.53m)

A generous principal bedroom with double-glazed dormer window to the front elevation, built-in double wardrobe together with an additional single wardrobe, central heating radiator and ceiling light point.

En-Suite Shower Room

7'11" x 3'10" (2.41m x 1.17m)

Comprising a walk-in shower enclosure with mains-fed shower, pedestal wash hand basin with mixer tap, low-level WC, half-height wall tiling, central heating radiator, recessed spotlights and extractor fan.

Bedroom Two

9'11" x 11'05" (3.02m x 3.48m)

With double-glazed dormer window overlooking the rear garden, central heating radiator and ceiling light point.

Bathroom

6'11" x 5'10" with restricted head height (2.11m x 1.78m with restricted head height)

Fitted with a panelled bath incorporating shower attachment and glazed shower screen, pedestal wash hand basin, low-level WC, wood-effect flooring, central heating radiator, recessed spotlights and double-glazed Velux roof window.

Bedroom Three

12'07" x 9'02" (3.84m x 2.79m)

With double-glazed window to the front elevation, two built-in wardrobes, central heating radiator and ceiling light point.

Bedroom Four

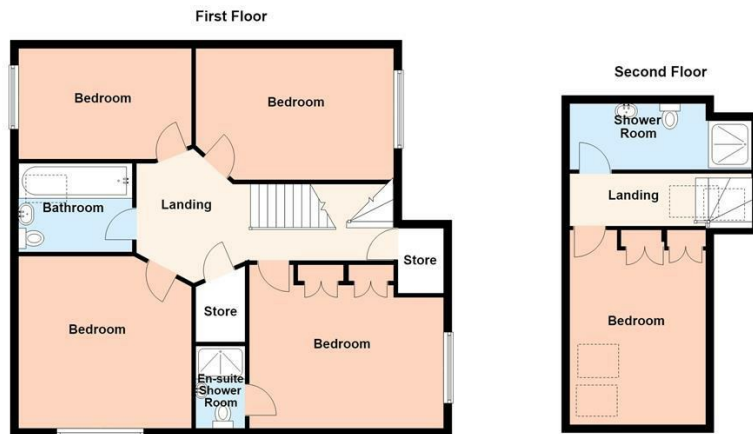
9'01" x 10'11" (2.77m x 3.33m)

With double-glazed dormer window overlooking the rear garden, central heating radiator and ceiling light point.

Top Floor Accommodation

Stairs rise from the first-floor landing to the second-floor landing with ceiling light point and doors opening to:





NOT to Scale
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Rice Chamberlains
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(11-20)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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Shower Room

9' x 4'08" (2.74m x 1.42m)

With walk-in shower with mains powered shower over, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, double glazed Velux to the side aspect, tiling to half wall height and full splash backs, tiled effect floor covering, recessed spots to ceiling and central heating radiator.

Bedroom Five

10'02" x 10'08" (3.10m x 3.25m)

With two feature Velux roof lights to the rear aspect, central heating radiator, laminate wood effect floor covering and double in-built wardrobe.

