



Connells

Kitchener Road
Selly Park

Kitchener Road
Selly Park B29 7QE

for sale offers over
£240,000



Property Description

Situated on the popular Kitchener Road in Selly Park, this well-maintained three-bedroom terraced home offers spacious accommodation that is ready to move straight into, with the added benefit of no onward chain.

The property is entered via an entrance hall, which provides access to both the front lounge and a separate second reception room, offering flexible and well-balanced living space. To the rear, there is a fitted kitchen and a spacious ground floor bathroom. A useful large storage cupboard beneath the stairs adds to the practicality of the ground floor layout.

Upstairs, the property comprises three well-proportioned bedrooms, including a generous principal bedroom and a good-sized second room.

Further benefits include double glazing throughout and gas central heating served by a well-maintained Worcester Bosch boiler, ensuring comfort and efficiency.

Externally, the property enjoys a private rear garden and a garage to the rear, providing useful storage or off-road parking.

A key highlight is the location, with Pebble Mill Playing Fields just a short walk away, offering attractive green open space, walking routes and recreational facilities. The property is also conveniently positioned for local shops, schools, transport links, the University of Birmingham and Queen Elizabeth Hospital.

Hallway

Panelled radiator, ceiling light point, doors to main accommodation

Lounge

Window to front, built in wardrobe, electrical points, panelled radiator, ceiling light point

Reception

Window to rear, panelled radiator, ceiling light point, wall light points, electrical points, stairs to 1st floor with large under-stair walk in cupboard

Kitchen

Matching wall and base units, window to side, panelled radiator, electrical points, ceiling light point, space for free standing fridge freezer & washing machine, free standing cooker included in sale, door leading to lobby providing side door access to garden, ceiling light point, and boiler housing

Bathroom

Window to side, hand wash basin, low flush wc full size bathtub and overhead shower, fully tiled, ceiling light point

Bedroom 1

Windows to front, panelled radiator, ceiling light point, electrical points

Bedroom 2

Window to rear, ceiling light point, electrical point, panelled radiator, built in wardrobe

Bedroom 3

Window to rear, panelled radiator, ceiling light point, electrical point, built in wardrobe

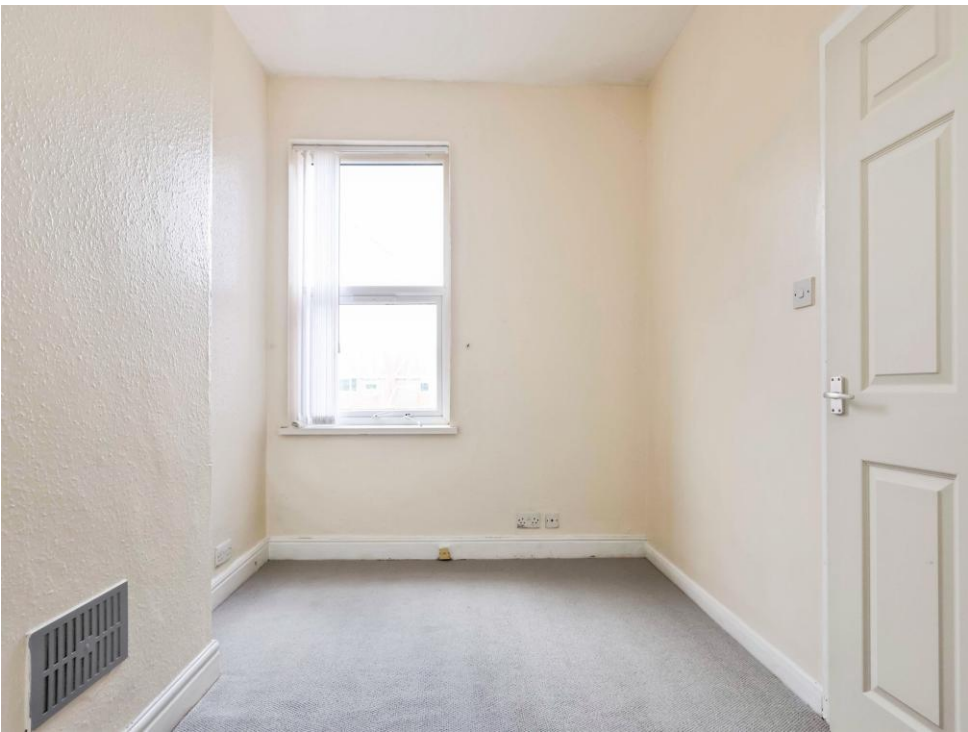
Garden

Rear access to hard standing garage measuring 5.95m x 2.30m, with double garage doors opening onto Holly Avenue, fence surrounding

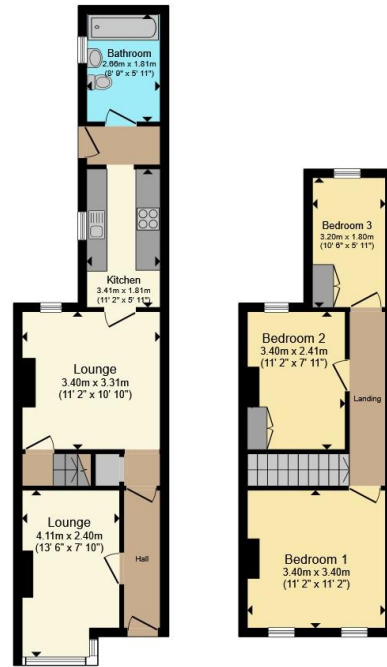
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









**Ground
Floor**

First Floor

Total floor area 73.4 m² (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
BIRMINGHAM B17 9QE

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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Property Ref: HBO310884 - 0005