



## 17 First Avenue

Selly Park, Birmingham, B29 7NS

Offers Over £350,000



**\*LOVELY THREE-BEDROOM PERIOD HOME IN THIS BEAUTIFUL TREE-LINED ROAD\*** Lovely three bedroom mid-terrace home with period features in prime location. Ideally located for all of the local places of interest which includes being a short stroll to Cannon Hill Park but also ideal for the Dental Hospital, QE Hospital, Birmingham University, City Centre and also the well renowned local schools in the area. The property itself offers the following accommodation, fore garden, inner vestibule, entrance hallway, two reception rooms, kitchen/diner with access to a lovely rear garden with two out-houses. To the first floor there are three bedrooms and a family bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this wonderful home, please contact our Moseley Office.



### Approach

The property is approached via a shared pathway with a front fore garden with stone chippings leading to wooden door opening into:

### Inner Vestibule

With ceiling light point, quarry flooring and single glazed original style door opening into:

### Hallway

With striped and stained wooden floorboards, central heating radiator, stairs giving rise to the first floor landing, ceiling light point and doors opening into:

### Reception Room One

10'8" x 14'10" into bay (3.27 x 4.53 into bay)

With timber framed double glazed bay window with in-built shutters to the front aspect, striped and stained wooden floorboards, ceiling light point, wall mounted light point, picture rail, central heating radiator, gas fireplace with marble surround, hearth and mantle piece.

### Reception Room Two

13'3" x 10'10" (4.06 x 3.32)

With central heating radiator, ceiling light point, striped and stained wooden floorboards, feature fireplace with wooden surround and mantle piece and tiled hearth, single glazed original wooden door giving access to the rear garden and further door opening into:

### Kitchen

19'1" x 8'5" (5.82 x 2.59)

With tiling to flooring, door opening into under stairs storage cupboard with ceiling light point and providing useful storage, double glazed window to the side aspect, central heating radiator, white wall and base units with marble effect work surfaces, cooker and hob with extractor over, space for washer/dryer, dishwasher and fridge freezer, one and a half bowl sink and drainer with mixer tap over, wall mounted 'Worcester' combination boiler, ceiling spotlights and double glazed door and window to the side garden area.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, door opening into over stairs storage cupboard providing useful storage and loft access point and further doors opening into:

### Bedroom One

14'0" x 12'4" (4.29 x 3.77)

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

### Bedroom Two

8'4" x 13'3" (2.55 x 4.05)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and door opening into storage cupboard providing useful storage.

### Bedroom Three

8'6" x 10'7" (2.61 x 3.25)

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

### Bathroom

7'8" x 5'5" (2.36 x 1.66)

With tiling to flooring, three piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, bath with two taps over and shower attachment above, central heating radiator, lino to flooring, tiling to walls, ceiling light point, double glazed opaque window to the side aspect and wall mounted extractor.

### Rear Garden

With a paved patio area, two out houses providing useful storage, lawn turfed area with pathway to the rear with decorative trees and shrubs to borders and finish with panel fencing to borders.

### Vendor Statement

I have lived at 17 First Avenue for 14 years, it has been an amazing place to live with excellent amenities close by to include independent restaurants, bars, cafes and shops. First Avenue has

direct access at the end of the road to Cannon Hill Park, plus the cycle route to follow the river Rea in both directions. We are very close to good primary and secondary schools.

There is a sense of community in the avenues, we have a First Avenue WhatsApp group, I know most neighbours by name and The Avenues also have a Facebook page that is strictly for the Avenues and surrounding roads.

We are part of a conservation area and this really appealed to me when I bought, houses are around 120 years old and really attracted me when buying a house that protects the original architecture as much as we can for the frontage.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 17 First Avenue, Selly Park, Birmingham, B29 7NS is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.



