



132 Bournbrook Road

Selly Oak, Birmingham, B29 7DD

Offers In The Region Of £360,000



LARGER STYLE PERIOD TERRACE HOME, LOTS OF POTENTIAL AND NO CHAIN! Located in the heart of Selly Oak's ever-popular student area, this larger-style three-bedroom terrace is full of character and charm and offers an excellent opportunity for investors and owner-occupiers alike. The property from off-road parking, a highly desirable feature in this location, along with plenty of scope for future enhancement. The accommodation comprises; front driveway, entrance vestibule, hallway, two generous reception rooms, both retaining period character, a kitchen/dining room, veranda and a rear garden with outbuildings. Upstairs, there are three well-proportioned bedrooms and a shower room. Ideally positioned within easy reach of the University of Birmingham, Selly Oak train station, the QE Hospital, and a wide range of local amenities, the location remains extremely popular for both rental demand and long-term value. The property is subject to Birmingham City Council's city-wide Article 4 Direction, meaning planning permission may be required for any proposed change of use to an HMO. Purchasers are advised to make their own enquiries with Birmingham City Council in relation to planning consent and HMO licensing requirements.



Approach

This larger style three bedroom mid terrace is approached via a wooden front gate and double drive gates opening to a block paved front driveway providing off street parking with hedgerows and low level panel fencing to borders then leading to an ornate storm porch with hardwood front entry door opening into:

Entrance Vestibule

With tiled floor covering, wall mounted electric fuse box and glazed internal door opening into:

Entrance Hallway

Stairs with decorative balustrading to the first floor landing, central heating radiator, ceiling light point, archway with decorative corbel, door opening into under-stairs storage cupboard and interior door opens into:

Front Reception Room

11'10" x 15'02" into bay (3.61m x 4.62m into bay)

With feature double glazed bay window to the front aspect, central heating radiator, inset gas fired (untested) with wooden mantel piece and surround and ceiling light point.

Rear Reception Room

12'03" x 10'01" (3.73m x 3.07m)

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

Kitchen/Dining/Living Room

19'09" x 8'05" (6.02m x 2.57m)

With interior door and step leads into kitchen/diner with two double glazed windows to the side aspect, central heating radiator, ceiling light point with ceiling rose, cornice to ceiling, wall mounted gas fire with wooden mantel piece and surround and step and walkway into kitchen area. With a breakfast bar area. glazed display units and step leading into main kitchen area. With a matching selection of wall and base units, double glazed window to the rear aspect, strip ceiling light point, ceramic sink and drainer with hot and cold mixer tap, space facility for gas cooker and fridge freezer, tiling to splash backs, tiled floor covering and exterior door leading out to the side veranda.

Side Veranda

4'07" x 8' (1.40m x 2.44m)

With plumbing facility for washing machine and tumble dryer, work surface and double glazed door and window opens to inner court yard and further double glazed door giving access to the rear garden.

Inner Courtyard

With blue engineering bricks and panel fencing.

Rear Garden

With an initial patio area, two out buildings with one housing outside WC being brick built, decking area with steps leading own to main garden area

with decorative flowerbeds, low maintenance Cotswold stone, panel fencing to borders and a varied selection of plants and shrubs and finished with a wooden rear access gate.

First Floor Accommodation

From hallway staircase with decorative balustrades gives rise to the first floor split level landing with ceiling light point, central heating radiator and internal doors open into:

Bedroom One

16'0" x 13'03" into bay (4.88m x 4.04m into bay)

With double glazed 'box' bay window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

10'02" x 12'03" (3.10m x 3.73m)

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

Bedroom Three

12'02" x 8'06" (3.71m x 2.59m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and in-built wardrobes and boiler cupboard housing the Worcester Bosch combination boiler.

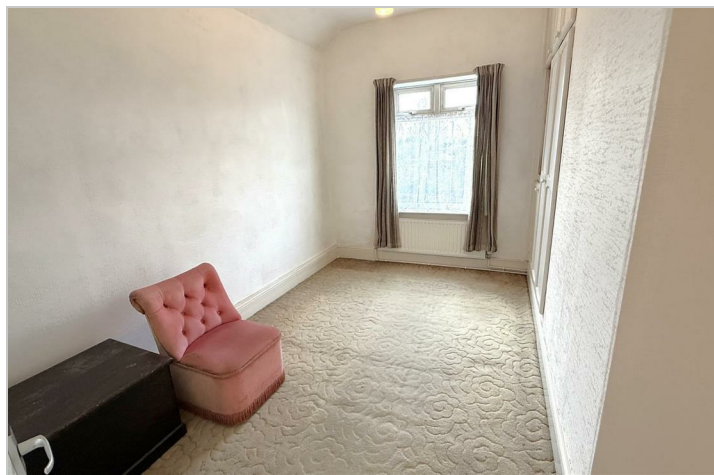
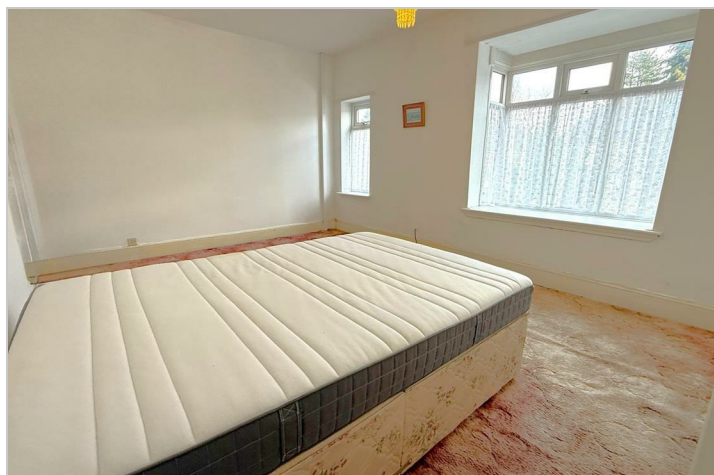
Shower Room

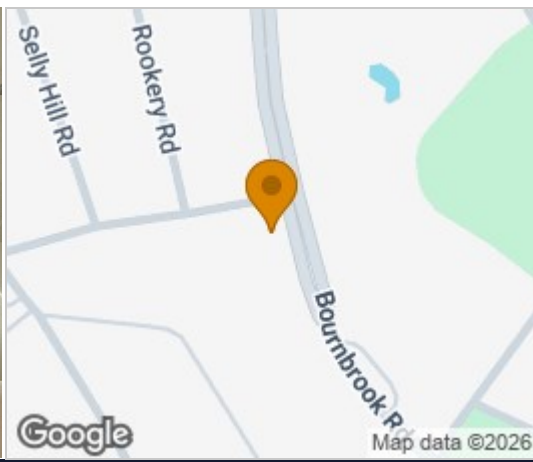
7'02" x 5'04" (2.18m x 1.63m)

With push button low flush WC, wash hand basin on pedestal with hot and cold taps, heated chrome towel rail, frosted double glazed window to the side aspect, recessed spots to ceiling, walk-in shower with mains powered shower, loft access point and fully tiled to all walls.

Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





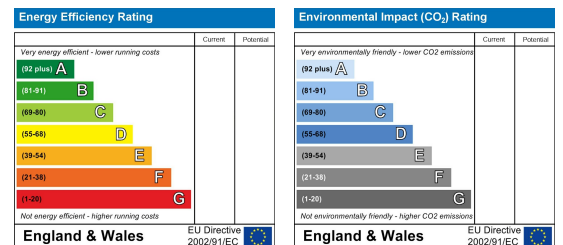
Floor Plan



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



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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk