

FREEHOLD



House - Semi-Detached - Council Tax Band C - EPC Rating: D

**21 CHRISTOPHER ROAD, SELLY OAK,
BIRMINGHAM, B29 6QJ**
Guide Price

£310,000

21 Christopher Road, Selly Oak, Birmingham, B29 6QJ

Refurbished entirely to a very high standard, this 3-bedroom semi-detached house has had a new kitchen, bathroom, plastering, flooring, doors and windows throughout. The ground floor comprises of a hallway, a large reception room and a large kitchen. Upstairs are two double bedrooms, one single bedroom, and a family bathroom with separate WC. The property has a garden to the rear, a single garage, driveway and lawn to the front, and a gated, paved passageway to the side.

The property is in a desirable Selly Oak location, close to the Queen Elizabeth hospital and the University of Birmingham. **BENEFIT OF NO UPWARD CHAIN.**

The property is set back from the road with a paved driveway leading to a single garage, and lawn shared with a neighbouring property. A paved path leads to the UPVC Composite front door, which opens to:

Hallway

With carpeted flooring, large UPVC double-glazed window to front aspect, 1 gas central-heating radiator and 1 ceiling light fitting. Stairs to landing, Door to Reception Room, and doors to 2 storage cupboards with wall-affixed coat hooks.

Reception

With carpeted flooring, 2 gas central-heating radiators and 1 ceiling light fitting. UPVC double-glazed windows to rear aspect adjacent to UPVC double-glazed double doors to Garden. Door through to Kitchen.

Kitchen

With neutral tiled flooring, 1 gas central heating radiator and 2 ceiling light fittings. Large UPVC double-glazed window to rear aspect and 2 frosted UPVC double-glazed windows to side aspect. Greenwich Sandstone wall and base units with Nimbus Marble worktops. Quartz sink with mixer tap and drainer, and integrated Lamona induction hob, oven, and extractor hood with extraction to the outside. Integrated fridge/freezer and space and fittings for additional appliances and a breakfast bar or small table. UPVC double-glazed door to side aspect leading to garden.

Stairs/Landing

With carpeted flooring, 1 ceiling light fitting and doors to all 1st floor rooms.

Rear Bedroom

With carpeted flooring, large UPVC double-glazed window to rear aspect, 1 gas central-heating radiator and 1 ceiling light fitting.

Front Double Bedroom

With carpeted flooring, large UPVC double-glazed window to front aspect, 1 gas central-heating radiator and 1 ceiling light fitting.

Front Single Bedroom

With carpeted flooring, large UPVC double-glazed window to front aspect, 1 gas central-heating radiator and 1 ceiling light fitting. Alcove with built-in shelving.

Bathroom

With neutral tiled flooring, partly white-painted, partly grey tiled walls and 1 frosted UPVC double-glazed window to rear aspect. 1 gas central heating, 1 ceiling light fitting in cased-in fitting and 1 extractor vent. Bath with mains shower above, additional showerhead and shower screen adjacent. Sink with mixer tap and vanity unit below. Door to storage cupboard.

WC

With grey tiled flooring, frosted UPVC double-glazed window to side aspect, 1 gas central heating and 1 ceiling light fitting. WC.

Garage

Housing boiler and space for additional appliances.

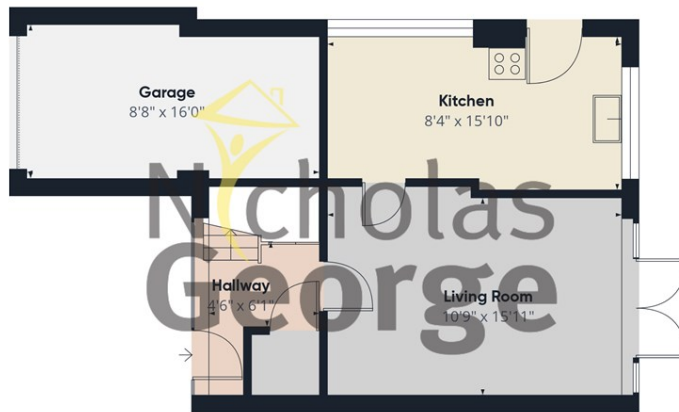
Garden

Paved patio leading to lawned garden with fence surround. Side passageway to front of the property with lockable gate.

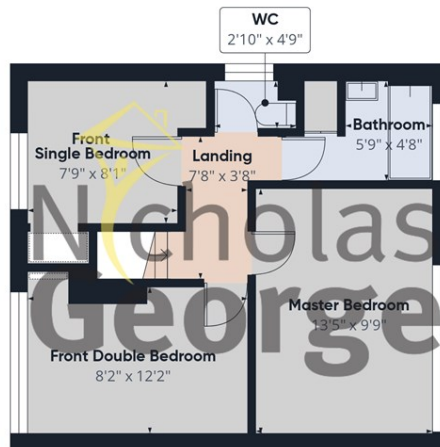
Situation

We understand the property is FREEHOLD, though interested parties should obtain verification from their own solicitor.





Floor 0



Floor 1

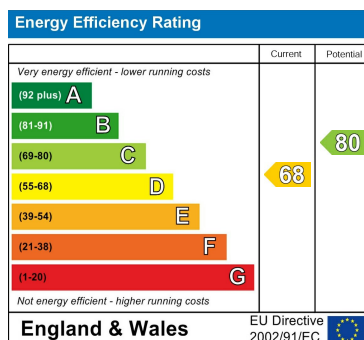
Approximate total area[®]
921 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Graph



Tenure:

We understand the property is Freehold but interested parties should obtain verification from their own solicitor.

Council tax band C.

Contact us:

Phone: 0121 442 2049

Email: sales@nicholasgeorge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.