

Cottons

CHARTERED SURVEYORS

5 Kitchener Road, Selly Park,
Birmingham, B29 7QE

£225,000



- EPC C
- 2 Bedroom
- Upvc Double Glazed
- Council Tax B
- Central heating
- Garage access via service road

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A great opportunity to acquire a well presented, eco-conscious two-bedroom terraced home, perfectly balancing modern living with fantastic outdoor versatility. The roof features high-efficiency solar panels, offering reduced energy bills and reduction in your carbon footprint. Offering generously proportioned accommodation throughout, the ground floor boasts a separate lounge ideal for relaxation, a spacious dining room perfect for entertaining, and a fitted kitchen. First floor has two generous double rooms and spacious bathroom with shower over bath and storage cupboard. The rear of the property has a good private garden, accessible from the kitchen and side gate, with an invaluable outside store/workroom and access at the end of the garden to a secure garage, offering the ultimate flexibility for a home office, creative studio, gym, or workshop. Enviably situated in the highly sought-after enclave of Selly Park, this home offers a perfect blend of urban convenience and green spaces. You are just moments away from peaceful walks at the nearby Pebble Mill Playing Fields, while the vibrant shops, supermarkets, artisan cafés, and restaurants of Pershore Road and Selly Oak are right on your doorstep. Commuting is effortless with many transport links providing rapid access to Birmingham City Centre, the A38, and the wider motorway network. The property is also ideally positioned within easy reach of the University of Birmingham, the Queen Elizabeth Hospital, and a selection of well-regarded local schools, making it a stellar investment or a perfect first home

Property Tenure
Freehold

Council Tax Band
B

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Ground Floor

Lounge 11' 3" x 11' 6" (3.44m x 3.5m)

Dining Room 11' 3" x 11' 6" (3.43m x 3.5m)

Kitchen 10' 5" x 5' 11" (3.18m x 1.8m)

First Floor

First Floor Landing 14' 4" x 2' 9" (4.37m x 0.84m)

Bedroom 1 11' 5" x 13' 5" (3.47m x 4.09m)
Bedroom 1 (3.47M x 3.44M Inclusive of fitted wardrobes)

Bedroom 2 11' 5" x 10' 3" (3.48m x 3.13m)
Bedroom 2 - Containing built-in storage cupboard

Bathroom 11' 0" x 5' 10" (3.36m x 1.78m)
Bathroom, Bath, Electric shower, Sink, Toilet, Towel radiator

Outside
Rear: Garden and garage accessed via a service road



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