

**TWO BEDROOM TERRACE WITH CONSIDERABLE POTENTIAL  
LOCATED IN THE HEART OF SELLY PARK**



**16 WESTMINSTER ROAD  
SELLY PARK  
BIRMINGHAM  
B29 7RS**

- Traditional two bedroom terrace house
- Two reception rooms
- Two good sized double bedrooms
- Enclosed rear garden

**Offers Around £175,000**

Conveniently located close to the Pershore Road, with transport systems into the city centre and various locations. A traditional two double bedroom terrace house that would make an ideal investment purchase. This traditional terrace boasts two large double bedrooms as the accommodation spans the entry and would be a fabulous opportunity to improve.

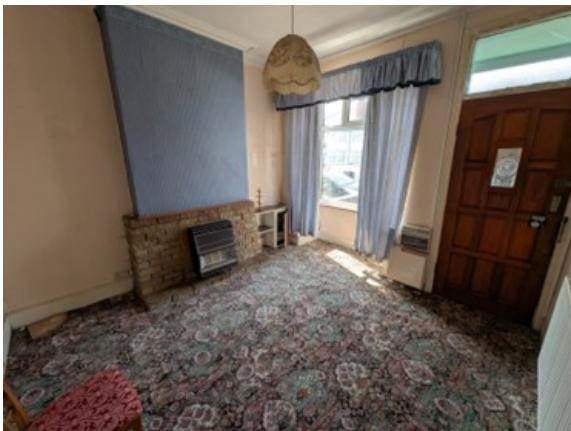
#### THE ACCOMMODATION COMPRISES

**APPROACH** Paved front garden with retaining wall and gate

**ENTRANCE PORCH** With double wooden doors and glazed panels, inner hardwood panel door to

**LOUNGE 13'0" (into bay) x 11'2"** Square upvc bay window, radiator, moulded cornices. Stone fireplace feature. Door to rear living room and store cupboard under the stairs.

**REAR DINING ROOM 11'3" x 11'2"** Radiator, upvc double glazed window to rear tiled fireplace with wooden surround. Door to kitchen and door to stairs.



**EXTENDED KITCHEN 19'7" x 6'2"** Base cupboards and worktop with inset stainless steel sink. Appliance space. Gas cooker point. Ample space for appliances or table and chairs. Upvc double glazed windows, 1 to rear and 2 to the side. Radiator, upvc double glazed door to the garden, on side. Position for a gas central heating boiler, which had been removed, so this will need replacing.



**FIRST FLOOR LANDING** Stairs to landing with stairlift in place (not tested) with all doors leading off to;

**BEDROOM ONE 13'0" x 11'3"** Radiator and upvc double glazed window to front.

**BEDROOM TWO 11'3" x 10'0"** Radiator, upvc window to rear. Built in cupboard off with loft access.



**BATHROOM** Double width shower enclosure with Galaxy electric shower, low level WC, radiator, upvc double glazed obscure window.



**REAR GARDEN** Good size garden, access to right of way at side. Overgrown and in need of attention.

#### GENERAL INFORMATION

**TENURE** We are informed the property is Freehold.

**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641

**EPC Rating** F33

**Council Tax** Band B (Birmingham)

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.