



Cecil Road, Selly Park Birmingham B29 7QG

welcome to

Cecil Road, Selly Park Birmingham

**** REFURBISHED PROPERTY ** THREE BEDROOM END TERRACED PROPERTY ** TWO RECEPTION ROOMS ** FITTED KITCHEN ** UTILITY ** DOWNSTAIRS W.C ** WET ROOM ** EN-SUITE TO MASTER BEDROOM ** WELL-MAINTAINED REAR GARDEN ** ** GREAT TRANSPORT LINKS TO BIRMINGHAM CITY CENTRE AND SURROUNDING AREAS ** NO CHAIN ****

Approach

Gated fore garden with low wall to boundary.

Entrance

Double glazed door to front.

Front Reception Room

12' 3" into bay. x 11' 3" into chimney breast. (3.73m into bay. x 3.43m into chimney breast.)
Double glazed bay window to front, central heating radiator and newly fitted carpet (July 2023).

Rear Reception Room

11' 5" x 11' 3" (3.48m x 3.43m)
Double glazed window to rear, central heating radiator and newly fitted carpet. (July 2023)

Extended Kitchen Area

12' 11" x 5' 10" (3.94m x 1.78m)
Double glazed window to side, wall and base units, worktops, stainless steel sink/drain, tiled splashback, electric hob, cooker hood, electric oven, plumbing space for dishwasher, space for fridge/freezer, central heating radiator and door to garden.

Utility Area

7' 6" x 5' 10" (2.29m x 1.78m)
Double glazed window to side, wall mounted boiler and plumbing for washing machine.

Downstairs Cloakroom

W/C, wash hand basin and extractor fan.

Landing

Doors to various rooms.

Bedroom One

11' 4" x 8' 2" excluding wardrobe recess. (3.45m x 2.49m excluding wardrobe recess.)
Double glazed window to front, central heating radiator, built-in wardrobe and newly fitted carpets. (July 2023).

En-Suite

Ceiling spot lights, extractor fan, shower, w/c, wash hand basin and tiled floor with underfloor heating.

Bedroom Two

11' 7" x 5' 10" (3.53m x 1.78m)
Double glazed window to rear, central heating radiator, built-in wardrobe and newly fitted carpets. (July 2023).

Bedroom Three

12' 9" x 5' 10" (3.89m x 1.78m)
Double glazed window to rear, central heating radiator and newly fitted carpets. (July 2023).

Wet Room

Double glazed window to side, ceiling spot lights, extractor fan, shower, tiled splashback, w/c, wash hand basin and tiled floor with underfloor heating.

Rear Garden

Paved patio area, lawn beyond, fencing to boundaries and gate to shared passage.

Agent Note

The Council Tax Band is B.





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Cecil Road, Selly Park Birmingham

- REFURBISHED PROPERTY
- Well-presented three bedroom end terrace property.
- Two reception rooms.
- Fitted kitchen with utility area.
- Downstairs w/c

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£270,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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