



16 Tealby Grove

Selly Oak, Birmingham, B29 7RJ

Offers In The Region Of £235,000



WOW! A HIDDEN GEM WITH A BIG SURPRISE INSIDE! Extended and full of character, this fantastic two-bedroom end-terrace combines a superb open-plan living space with a stunning vaulted kitchen extension that's guaranteed to impress. Tucked away in a quiet cul-de-sac close to Stirchley, Bournville and excellent transport links, it also boasts a landscaped garden, garage and off-road parking – making it a brilliant first home.



Approach

This beautifully presented and thoughtfully extended two-bedroom period end of terrace is approached via a mature front garden with a pathway leading through raised sleeper flower beds, beautifully stocked with a variety of established plants, shrubs and trees. A double glazed entrance door with attractive stained glass detailing opens into:

Porch

With recessed ceiling spotlights and composite entrance door opening into:

Hallway

A welcoming entrance hall with attractive herringbone wood flooring, staircase rising to the first floor, recessed ceiling spotlights and door opening into:

Open Plan Living/Dining Room

25'05" into bay x 11'01" into recess (7.75m into bay x 3.38m into recess)

A superb open-plan reception space full of character and charm. The living area enjoys a beautiful walk-in bay window fitted with bespoke shutters, herringbone wood flooring, contemporary vertical radiator, bespoke alcove shelving and an attractive cast iron fireplace. The dining area provides an excellent entertaining space centred around a wonderful log-burning stove set upon a slate hearth, with further bespoke shelving, continued herringbone flooring and French doors opening directly onto the rear garden.

Superb Extended Kitchen

15'05" max x 10' min x 6'10" min (4.70m max x 3.05m min x 2.08m min)

Without doubt one of the highlights of the home, this beautifully extended kitchen has been designed with modern family living in mind. Fitted with an excellent range of matt sage green wall and base units complemented by quartz work surfaces, the kitchen offers space for a Range cooker with extractor above, American-style fridge freezer and dishwasher. A vaulted ceiling with two Velux roof windows floods the room with natural light, whilst windows to the side and rear, herringbone wood flooring and a contemporary radiator complete this fantastic space. A composite door provides useful side access, whilst an internal door leads into:

Utility

A practical utility area with plumbing and space for both a washing machine and tumble dryer, useful storage cupboards and continued herringbone flooring.

Ground Floor WC

6'02" x 2'02" (1.88m x 0.66m)

Fitted with a concealed cistern WC, wall-hung wash hand basin with mixer tap, tiled splashback, continued herringbone flooring, useful understairs storage cupboard and obscure glazed side window.

First Floor Accommodation

With loft access via pull-down ladder providing excellent storage, side window and recessed ceiling spotlights.

Bedroom One

15'02" max x 10'11" (4.62m max x 3.33m)

A spacious principal bedroom with bespoke shutters to the front window, central heating radiator and useful over-stairs alcove.

Bedroom Two

10'11" x 9' (3.33m x 2.74m)

A generous second bedroom overlooking the rear garden, complete with picture rail and central heating radiator.

Bathroom

5'05" x 7'07" (1.65m x 2.31m)

Beautifully appointed with a panelled Jacuzzi bath featuring a mains-fed rainfall shower and separate handheld attachment, concealed cistern WC within a vanity unit, circular wash hand basin with storage beneath, heated chrome towel rail, porcelain tiled flooring, fully tiled walls and recessed ceiling spotlights.

Rear Garden

The landscaped rear garden is another real feature of this home. Immediately outside the dining room is a generous block-paved patio, ideal for outdoor entertaining, leading onto a beautifully designed garden with mature planting, raised sleeper flower beds, established trees, additional seating areas and a charming pergola. To the rear, timber gates provide secure off-road parking and access to:

Garage

8'05" x 13'11" (2.57m x 4.24m)

Accessed via the rear service road, the garage benefits from an up-and-over door, side window and pedestrian access door, making it an excellent space for storage, parking or hobbies.





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