



108 Umberslade Road

Selly Oak, Birmingham, B29 7SD

Offers Over £325,000



****SUPERB SIZE THREE BEDROOM SEMI-DETACHED HOME IN A PRIME LOCATION!**** Ideally positioned on the popular Selly Oak/Stirchley border is this excellent family home, offering generous and well-proportioned accommodation throughout. The property comprises a front garden, vestibule and hallway, ****open-plan living and dining space, breakfast kitchen, utility room and ground floor WC****, along with a ****fantastic rear garden****. Upstairs are ****two double bedrooms, a good size third bedroom and modern family bathroom****. Perfectly placed for Stirchley High Street, Selly Oak, Bournville, the University and QE Hospital, with excellent transport links nearby. ****A fantastic family home and one not to be missed!****



Approach

This superb size Victorian semi-detached home is approached via a brick-built front boundary wall with wooden picket gate, opening onto a low-maintenance front foregarden, predominantly block paved, with side access leading to the side return and rear garden. Steps rise to a composite double glazed front entrance door opening into:

Entrance Vestibule

With original Minton tiled floor covering, cornice to ceiling, built-in gas meter cupboard and glazed hardwood door opening into:

Entrance Hall

A welcoming hallway with parquet wood block flooring, cornice to ceiling, decorative archway with corbels, two ceiling light points, central heating radiator and staircase rising to the first floor landing. There is useful under-stairs storage, a door providing access to the side return and rear garden, frosted single glazed window into the open-plan living/dining room and glazed doors opening into:

Open Plan Living/Dining Room

26'04" into bay x 11' (8.03m into bay x 3.35m)

A superb size through reception space comprising: Dining Area – With double glazed bay window to the front aspect, cornice to ceiling, herringbone wood flooring, built-in meter cupboard and wall-mounted electric fireplace. Living Area – With double glazed French doors and window above overlooking and opening onto the rear garden, ceiling light point, cornice to ceiling, built-in storage and contemporary wall-mounted radiator.

Breakfast Kitchen

16'0" x 9'8" max into bay x 7'8" min (4.90m x 2.97m max into bay x 2.34m min)

A spacious breakfast kitchen with double glazed bay window to the side incorporating a built-in window seat with storage beneath. Fitted with a selection of matching hardwood wall and base units with quartz work surfaces and matching upstands, incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap. There is an integrated five-ring gas hob with stainless steel extractor above and splashback, integrated oven and grill, integrated microwave,

space for fridge/freezer and a built-in cupboard housing the combination boiler. Further benefits include an additional double glazed window to the side aspect, recessed ceiling spotlights, hardwood flooring and a frosted double glazed door opening into:

Utility Area

2'11" x 5'05" (0.89m x 1.65m)

With translucent roof, hardwood door providing access to the rear garden, plumbing and space for washing machine and tumble dryer, work surface, wall-mounted light point and tile-effect flooring and internal doors opening into

Ground Floor WC

4'05" x 2'10" (1.35m x 0.86m)

With wall-mounted wash hand basin, push-button low flush WC, frosted single glazed window to the side aspect, panelling to half-wall height and wall-mounted light point.

First Floor Accommodation

From the entrance hallway, a turning staircase with decorative balustrades rises to the first floor landing, with two ceiling light points, double glazed window to the side aspect, central heating radiator and loft access with pull-down ladder with the loft being boarded for storage. Doors open into:

Bedroom One

12'07" to front of wardrobes x 11'03" (3.84m to front of wardrobes x 3.43m)

An excellent double bedroom with two double glazed windows to the front aspect, built-in wardrobes with quadruple sliding doors, central heating radiator and ceiling light point.

Bedroom Two

12'04" x 11'04" (3.76m x 3.45m)

A further generous double bedroom with double glazed window overlooking the rear garden, built-in bedroom furniture including double wardrobe with built-in cupboard and drawers, central heating radiator and ceiling light point.

Bathroom

5'11" x 5'01" (1.80m x 1.55m)

Accessed via a sliding door and fitted with a modern suite

comprising panelled bath with shower screen, mixer tap and mains-fed rainfall shower over; wash hand basin set into a vanity unit with storage beneath; and push-button low flush WC. Further features include full-height tiling to the walls, wood-effect flooring, frosted double glazed window to the side aspect, extractor fan, heated towel rail and recessed ceiling spotlights.

Bedroom Three

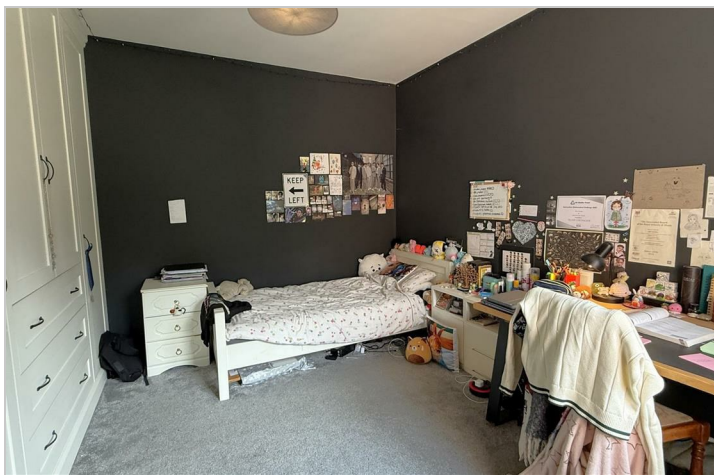
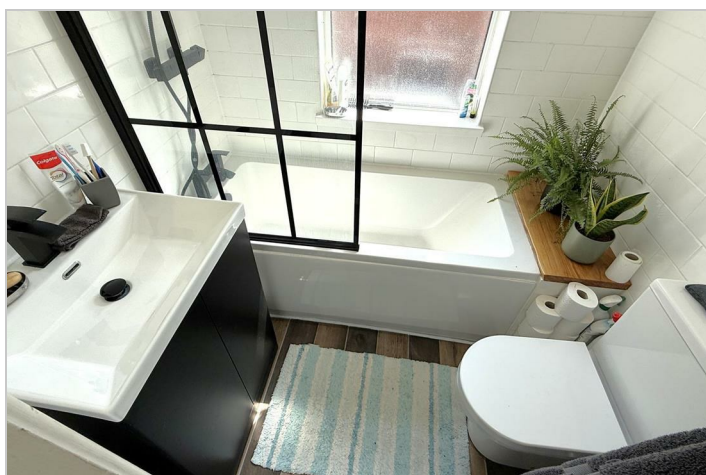
10'05" x 8'01" (3.18m x 2.46m)

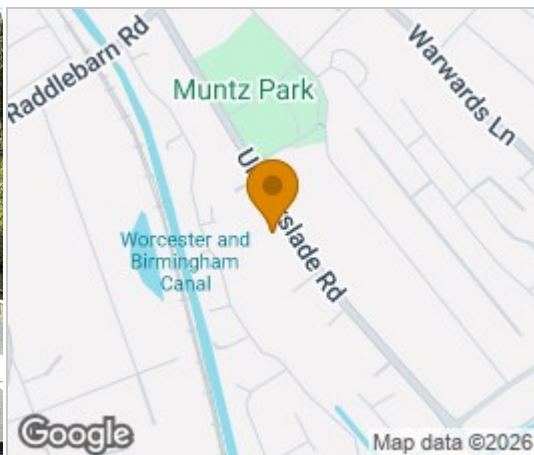
A good size third bedroom with double glazed window overlooking the rear garden, built-in storage to alcoves, central heating radiator and ceiling light point.

Rear Garden

A fantastic feature of the property is the exceptionally generous and particularly long rear garden, offering a wonderful amount of outdoor space and divided into a number of different areas. Immediately to the rear and side of the house is a paved patio and entertaining area with a covered pergola, surrounded by mature trees, plants and shrubs. From here, pathways lead through the garden to generous lawned areas with an abundance of established planting, mature trees and fruit trees, creating a wonderfully green and private feel. The garden continues through a series of further areas, including secluded seating spaces

and more natural garden sections, before opening into a substantial productive garden with raised vegetable beds, fruit trees, greenhouse and useful timber outbuildings. A truly impressive garden for a property of this type, offering huge potential for families, keen gardeners or anyone simply looking for an exceptional amount of outside space.





Floor Plan

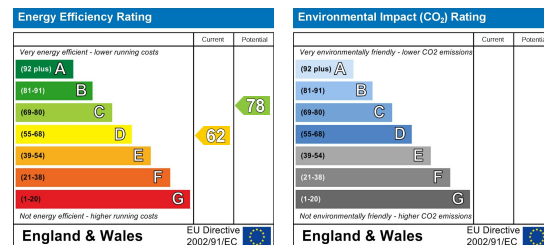


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains,
Plan produced using PlanUp.

Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

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Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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