



290 Selly Oak Road
Bournville, Birmingham, B30 1HL

Offers In The Region Of £525,000



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SOMETHING VERY SPECIAL | WONDERFUL KITCHEN-DINING EXTENSION | THREE BEDROOMS | GREAT LOCATION | GARDEN OFFICE | DOUBLE-FRONTED! Quite simply, this is a wonderful double-fronted period home in the heart of Bournville, boasting a fantastic rear kitchen, dining and living extension, open views towards Rowheath Park, and a superb location. Set back behind a lovely mature front garden with driveway parking, you enter via a welcoming hallway. To the left is the stunning open-plan kitchen, dining and living space, which opens beautifully onto the mature rear garden, complete with the added bonus of an excellent garden office. The kitchen is further complemented by a useful utility room and guest WC. To the right is a bright and airy dual-aspect living room. Upstairs, there are two excellent bedrooms, both benefiting from bespoke fitted storage, a good-sized third bedroom and a contemporary family bathroom. Perfectly positioned to enjoy everything Bournville has to offer, including the highly regarded local schools, Rowheath Park, and excellent commuter links via both Bournville and Kings Norton train stations. This is a wonderful home that really needs to be seen to be appreciated. Call our Bournville sales team today to arrange your viewing!!



Approach

This beautifully presented and extended three-bedroom semi-detached home is approached via a Cotswold stone driveway, providing off-street parking for multiple vehicles. Mature hedgerows, a well-kept front lawn and attractive flowerbeds stocked with a varied selection of flowers, plants and shrubs create an excellent first impression. A side access gate leads to the rear garden, while a covered entrance porch with external lighting and a hardwood front door with leaded stained-glass inserts opens into:

Entrance Hall

With ceiling light point, laminate wood flooring, staircase rising to the first floor accommodation and stripped pine internal doors opening into:

Dual Aspect Lounge

18'07" x 12'02" (5.66m x 3.71m)

A beautifully proportioned dual-aspect reception room with a double glazed window to the front aspect fitted with plantation shutters, and double glazed French doors with accompanying side windows opening onto the rear garden. An inset decorative cast iron fireplace with a wooden mantel and surround provides an attractive focal point, complemented by bespoke fitted shelving and storage to the alcoves.

Stunning Kitchen, Dining & Family Room

18'11" x 8'7" kitchen 18'10" x 10'11" (5.77m x 2.62m kitchen 5.74m x 3.33m)

The stunning kitchen is fitted with an excellent range of light grey and navy wall and base units with granite work surfaces, incorporating a one-and-a-half bowl ceramic sink with mixer tap. Integrated appliances include a dishwasher, while there is space for an American-style fridge freezer and Range cooker with extractor hood above. Additional features include extensive cupboard storage, recessed ceiling spotlights, pendant lighting, laminate wood flooring, central heating radiator and stripped pine door opening into the utility room. The kitchen flows seamlessly into the impressive dining and living area, creating a superb family and entertaining space. Bi-folding doors to the rear and side open onto the patio and provide wonderful garden views, complemented by further double glazed windows, two Velux roof lights, recessed spotlights and continued laminate wood flooring throughout.

Utility

5'08" x 6'08" (1.73m x 2.03m)

Fitted with wooden block work surfaces incorporating a Belfast sink with mixer tap and under-sink storage, together with space and plumbing for a washing machine and tumble dryer. Recessed ceiling spotlights, laminate wood flooring, composite door giving access to the side return and sliding door opening into:



Ground Floor WC

5'10" x 3'02" (1.78m x 0.97m)

With frosted double glazed window to the side aspect, low flush WC, vanity wash hand basin with mixer tap and storage beneath, central heating radiator, tiled flooring, complementary splashback tiling and recessed ceiling spotlights.

First Floor Accommodation

From the hallway, the staircase rises to the first-floor landing with double glazed window to the rear aspect, central heating radiator, built-in cupboard housing the Vaillant combination boiler with additional storage, a boarded loft providing excellent additional storage, with stripped pine internal doors opening into;

Bedroom One

14'7" max x 12'2" max (4.45m max x 3.71m max)

A bright and spacious principal bedroom with double glazed window to the front aspect, Victorian-style radiator, ceiling light point, picture rail, attractive cast iron fireplace and a range of fitted bedroom furniture including wardrobes, drawers and storage.

Bedroom Two

11'01" x 12'02" to door recess (3.38m x 3.71m to door recess)

With double glazed window to the front aspect, picture rail, decorative cast iron fireplace and ceiling light point

Bedroom Three

8'06" x 8'11" (2.59m x 2.72m)

With double glazed window to the rear aspect, Victorian-style radiator, picture rail and ceiling light point.

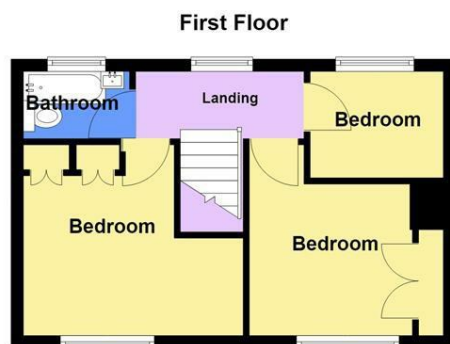
Bathroom

7'05" x 5'05" (2.26m x 1.65m)

Fitted with a contemporary three-piece suite comprising a panelled bath with mains-fed shower over, vanity wash hand basin with storage beneath and low flush WC. Complementary wall and floor tiling, heated chrome towel radiator, extractor fan, ceiling light point and a frosted double glazed window to the front aspect.

Rear Garden

Accessed from both the living room and the kitchen extension, the beautifully landscaped rear garden begins with a full-width block-paved patio providing excellent seating and entertaining space. Sleeper-edged borders lead down to a generous lawn surrounded by well-stocked flowerbeds filled with a colourful variety of cottage-style plants and shrubs. A winding Cotswold stone pathway leads through the garden beneath a flower-covered archway to a further lawned area, raised vegetable beds, greenhouse and garden shed. Steps then rise to an excellent garden office, providing the perfect work-from-home space or hobby room with a separate secure storage area, while the garden enjoys mature hedged and fenced boundaries together with delightful open views across Rowheath Park.



NOT to Scale
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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			