



1 Fourth Avenue, Selly Park

£475,000 Freehold

Hadleigh Estate Agents are delighted to offer this significant property for sale. Located on the corner of Fourth Avenue and Third Avenue, the home is offered with no upward chain. The property has been sympathetically refurbished throughout by the current ownership, further boasting private garage and substantial plot size.

In brief, the property comprises of two spacious reception rooms, open plan kitchen diner and beneficial utility room. Downstairs further boasts an additional bathroom, complete with shower and separate bath. Throughout the ground floor is underfloor heating.

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Location

Fourth Avenue is ideally located within the Selly Park Avenues Conservation Area, being a stones throw from the ever popular Cannon Hill Park, Queen Elizabeth Hospital and Birmingham University. The property also benefits from excellent transport links into Birmingham City centre and falls into the catchment area for outstanding local schools. The property itself benefits from its position on a significant corner plot.

Entrance Hallway

With partially glazed front door, stairs to first floor accommodation and ceiling light point.

Reception Room

The front reception room benefits from dual aspect glazing to the front and side elevation, both complete from bespoke fitted shutters and sash windows. At the focal point is log burner, with this room making for an excellent formal dining room or additional lounge. Karndean Parquet flooring, underfloor heating, ceiling spotlights, cornice and ceiling fan.

Lounge

Being open plan style from the front reception room, the lounge boasts an additional log burner and bay window to the front elevation, complete with shutters and sash windows. Between the rooms is a convenient understairs storage cupboard and additional cupboard housing the underfloor heating system. The Karndean flooring continues through the house, ceiling spotlights and ceiling fan, along with period cornice.





Kitchen Diner

Spacious kitchen diner boasting a range of base and wall fitted units, including fitted oven and dishwasher. With windows to the front and side elevation, hob and extractor over. The dining area makes for excellent entertaining and patio doors lead to the private garden. Tiled flooring, underfloor heating and ceiling spotlights.

Utiliy Room

Being an extension from the original house, the convenient utility room, further giving access to the garden and window to front elevation. A range of base and wall units with partially tiled splashbacks, also housing plumbing for utilities, including washing machine and tumble dryer. Tiled flooring, ceiling spotlights and skylight.



Bathroom

Modern , partially tiled ground floor bathroom. Fitted bath and shower attachment, walk in shower cubicle, low level flush WC and hand wash basin. Opaque glazed window to the front elevation, ceiling spotlights, skylight and tiled flooring.

Landing

Two ceiling light points, pull down loft hatch, carpeted flooring, airing cupboard and central heating radiator.





Master Bedroom

Spacious master bedroom, built in cupboard, carpeted flooring and sash windows to the front elevation. Ceiling light point and central heating radiator.

Bedroom Two

A further spacious double bedroom, dual aspect sash windows to the front and side elevation. Ceiling spotlights, ceiling fan, carpeted flooring and central heating radiator.

Bedroom Three

The property boasts a further third double bedroom, complete with fitted wardrobes and drawers. Sash window to the side elevation, carpeted flooring, ceiling light point and central heating radiator.





Shower Room

Modern shower room, comprising shower cubicle and concealed WC and basin combi unit. Opaque glazed sash window, traditional towel radiator, ceiling light point and tiled flooring.

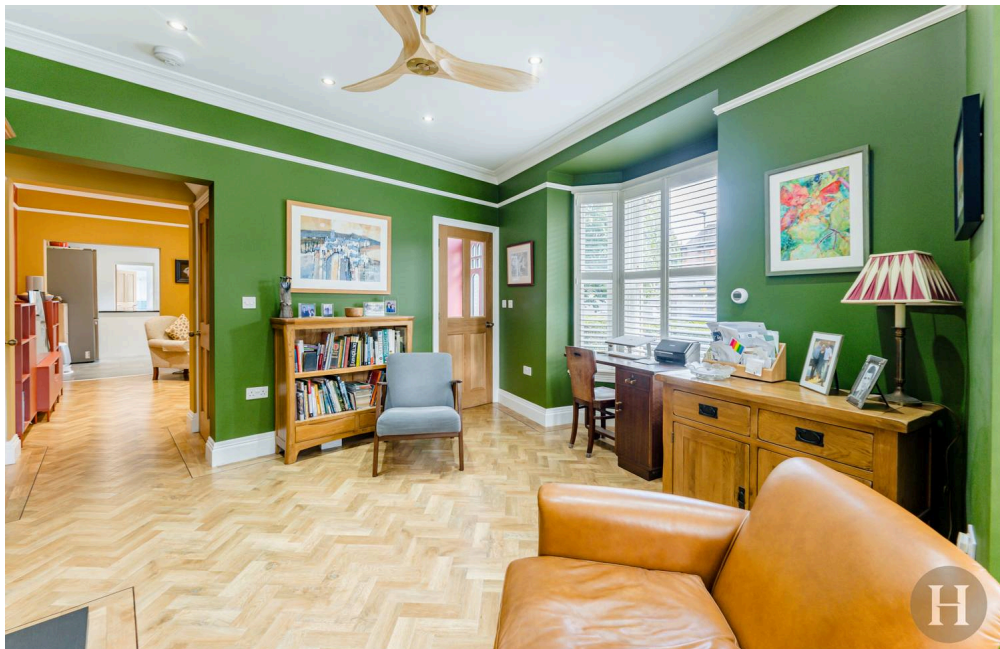
Garden

Private rear garden, comprising of paved patio area and laid to lawn. With fenced boundaries, access to the garage and an array of mature plants and shrubs.

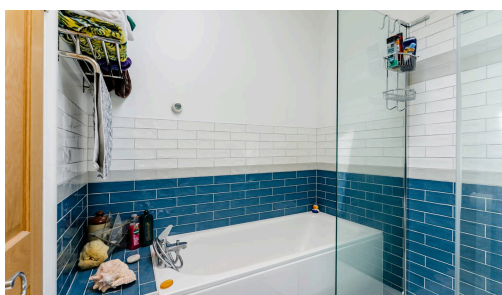


Council Tax band: C

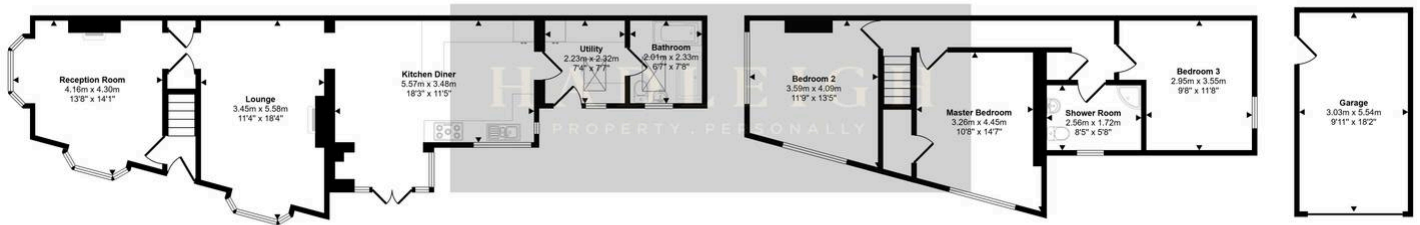
Tenure: Freehold



- › Refurbished three bedroom home
- › Two reception rooms
- › Open plan kitchen/diner
- › No upward chain
- › Underfloor heating throughout
- › Garage & mature garden



Approx Gross Internal Area
144 sq m / 1547 sq ft



Ground Floor
Approx 72 sq m / 772 sq ft

First Floor
Approx 55 sq m / 594 sq ft

Garage
Approx 17 sq m / 180 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic-Scrippy 360.