



 **3**
Bedrooms

 **1**
Bathroom



This part-furnished detached bungalow in Selly Park offers three bedrooms, one bathroom, and a reception room. The property features a kitchen-diner, off-road parking, and a garden. Additional amenities include a washing machine, gas central heating, and a combi boiler.

Spectra Property & Services are delighted to offer this spacious and well-presented detached bungalow, situated in the highly desirable area of Selly Park.

Offering generous single-level accommodation, the property has been tastefully decorated in neutral tones throughout and provides a practical layout ideal for families, professional couples or those looking to downsize without compromising on space.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room, a modern fitted kitchen with dining area, a useful separate utility room and a conservatory overlooking the rear garden, providing additional living space that can be enjoyed throughout the year.

There are three well-proportioned bedrooms, a modern family bathroom and a separate WC.

Externally, the property benefits from a driveway providing off-road parking, a garage, attractive front garden and a generous rear garden offering plenty of space for outdoor entertaining, gardening or family enjoyment.

Further benefits include gas central heating, double glazing, a combi boiler and selected furnishings.

Oakfield Road is a popular residential location offering excellent access to Birmingham City Centre, the Queen Elizabeth Hospital, the University of Birmingham, local schools, parks, supermarkets and a wide range of amenities. Excellent transport links make commuting quick and convenient.

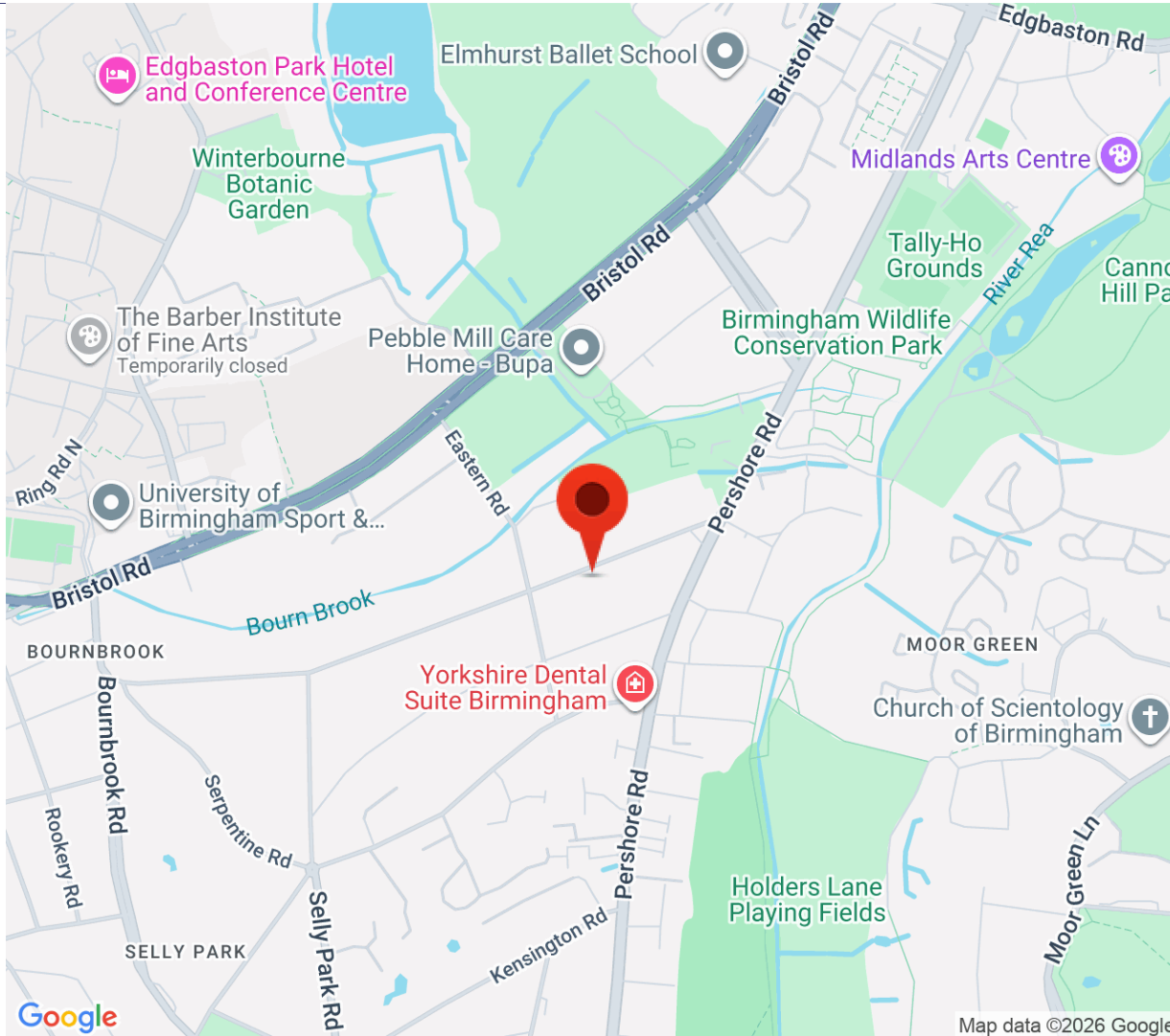
Early viewing is strongly recommended to appreciate the size, location and versatility of this attractive home.

Key Features

- Detached bungalow
- Three generous bedrooms
- Spacious living room
- Modern kitchen with dining area
- Conservatory
- Separate utility room
- Modern family bathroom
- Separate WC
- Gas central heating
- Combi boiler
- Double glazing
- Garage
- Driveway providing off-road parking
- Front and rear gardens
- Neutral décor throughout
- Part furnished
- Sought-after Selly Park location
- Excellent transport links
- Close to QE Hospital & University of Birmingham
- Available soon (subject to completion of final preparation works)

EPC Rating

EPC Rating: E (Potential C)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	49	71
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Selly Park, B29

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
	41	63
England, Scotland & Wales		
EU Directive 2002/91/EC		

