



## 14 Westminster Road

Selly Oak, Birmingham, B29 7RS

Offers Over £235,000





**\*WONDERFUL PERIOD TERRACE HOME, BEAUTIFULLY UPDATED ON THE STIRCHLEY / SELLY PARK BORDERS\***

This attractive and well-proportioned mid-terrace period property has been lovingly modernised while retaining an abundance of original charm and character, making it an ideal first-time purchase. Perfectly positioned to enjoy everything the area has to offer, thriving Stirchley is right on the doorstep with its array of independent bars and eateries, while leafy Bournville is close by, along with Kings Heath and Moseley. Excellent transport links by both road and rail provide easy access to the University of Birmingham and the QE Hospital, with the Rea Valley Route, Highbury Park and Cannon Hill Park all within easy reach — an enviable location indeed. The accommodation briefly comprises: fore garden with storm porch, front living room with bay window, separate dining room, fitted kitchen, utility room and a delightful, mature rear garden featuring a sun-trap patio area. To the first floor are two generous double bedrooms, both benefitting from built-in bedroom furniture, along with a family bathroom. A truly lovely home in a sought-after location — to arrange your viewing, please contact our Bournville sales team.



### Approach

This lovely period two-bedroom mid terrace property is approached via a front fore garden with low-level boundary wall and flowerbed with plants and shrubs, along with a pathway leading to a storm porch with a composite front entry door and double-glazed window above, opening into:

### Front Reception Room

14'02" into bay x 11'04" to recess (4.32m into bay x 3.45m to recess)

With cornice to ceiling, decorative picture rail, exposed wooden floorboards, central heating radiator, ceiling light point with ceiling rose, double-glazed bay window to the front aspect, storage to alcoves, feature recess to the chimney breast, and internal door opening into:

### Rear Reception Room

11'02" x 11'03" (3.40m x 3.43m)

With further exposed wooden floorboards, door opening to stairs rising to the first-floor landing, ceiling light point with ceiling rose, cornice to ceiling, central heating radiator, double-glazed window to the rear aspect, door opening into a useful storage area, and a further door and step leading into:

### Kitchen

9'11" x 6' (3.02m x 1.83m)

With a U-shaped kitchen comprising a selection of wall and base units, space for an electric cooker

with in-built extractor over, under-counter fridge, under-counter slimline dishwasher, stainless steel sink and drainer with hot and cold mixer tap, double-glazed window to the side aspect, ceiling light point, tiled splashbacks, and wooden exterior door giving access to the side covered passageway.

### Utility Room

6'04" x 6'05" (1.93m x 1.96m)

An excellent utility room with space for a washing machine and tumble dryer, further wall and base units, strip ceiling light point, space and facility for a fridge freezer, additional stainless steel sink and drainer with hot and cold taps, and double-glazed window to the side aspect.

### First Floor Accommodation

From the rear reception room, stairs rise to the first-floor landing with recessed spotlights, loft access point with pull-down ladder and being majority boarded, central heating radiator, and internal doors opening into:

### Bedroom One

12'03" to chimney breast x 11'04" (3.73m to chimney breast x 3.45m)

With two double-glazed windows to the front aspect, a selection of in-built bedroom furniture incorporating wardrobes to alcoves, storage and shelving units, ceiling light point, and two central heating radiators.

### Bedroom Two

11'09" x 10'03" (3.58m x 3.12m)

With double-glazed window to the rear aspect, central heating radiator, ceiling light point, further in-built and overhead storage to alcoves, and over-stairs storage cupboard with ceiling light point.

### Bathroom

10'04" x 5'11" (3.15m x 1.80m)

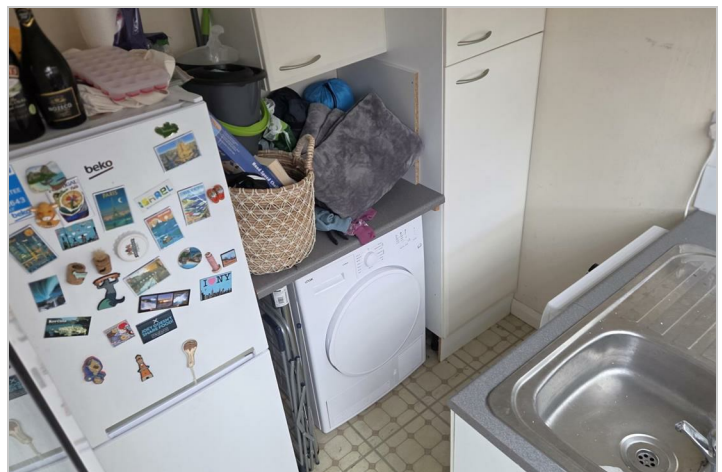
From the hallway, a door and step lead into the bathroom, comprising a panelled bath with hot and cold mixer tap and mains-powered shower over, wash hand basin on pedestal with hot and cold mixer tap, push-button low-flush WC, tiling to all walls, central heating radiator, ceiling light point, frosted double-glazed window to the rear aspect, and in-built boiler cupboard housing the Worcester Bosch combination boiler.

### Rear Garden

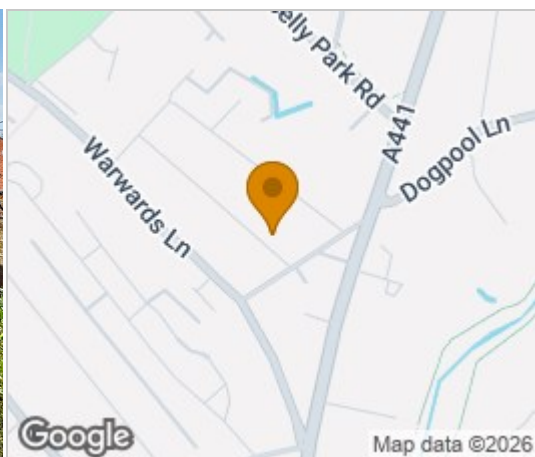
With an initial side patio area featuring a wooden pergola and wooden access gate to the side and front of the property. A UPVC door opens into the utility room. The main garden area is laid to a mature lawn with decorative flowerbeds to borders, low-level fence panelling, and a rear sun-trap patio which in turn leads to a rear garden shed with wooden opening doors and a pitched roof.

### Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.







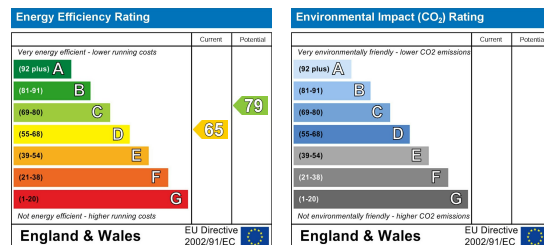
## Floor Plan



## 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.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

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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