



Wallace Road, Selly Park BIRMINGHAM B29 7ND

welcome to

Wallace Road, Selly Park BIRMINGHAM

***** FULL OF CHARACTER ***** IDEAL FIRST TIME BUY ***** WALKING DISTANCE TO LOCAL AMENITIES ***** COMMUTABLE TO UNIVERSITY OF BIRMINGHAM AND QE HOSPITAL ***** TWO GOOD SIZED BEDROOMS ***** TWO RECEPTION ROOMS ***** FAMILY BATHROOM ***** ENCLOSED REAR GARDEN *****

Agent Note

This property is council tax A

Lounge

13' into bay. x 10' (3.96m into bay. x 3.05m)
Double glazed bay window to front, central heating radiator, fireplace.

Dining Room

11' 1" x 10' (3.38m x 3.05m)
Double glazed window to rear, central heating radiator, electric fireplace - wood burner style, tiled floor, built in storage.

Kitchen

11' x 6' (3.35m x 1.83m)
Double glazed window to side, range of wall & base units with drawers and worktops over, stainless steel sink & drainer with mixer tap, gas cooker & hob, washing machine, tiled splash-back.

Utility/Storage

Accessed via garden. Corner basin with hot & cold taps, electrics, worktops, single glazed window to rear, single glazed double doors to side.

Landing

Central heating radiator.

Bedroom 1

11' 1" x 10' (3.38m x 3.05m)
Double glazed sash window to front, central heating radiator, traditional feature fireplace.

Bedroom 2

11' x 7' 1" (3.35m x 2.16m)
Double glazed sash window to rear, central heating radiator, traditional feature fireplace.

Bathroom

Double glazed frosted window to rear, heated towel rail, tiled to splash-prone areas, boiler cupboard, bath with electric shower over, wash hand basin with hot & cold taps.

Front Garden

Small gravelled area to front & gate.

Rear Garden

Rear gate access, paved area, astro turf on raised area, needs some maintenance, (overgrown/weeds).





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welcome to

Wallace Road, Selly Park BIRMINGHAM

- Full of character.
- Ideal first time buy.
- Walking distance to local amenities.
- Commutable to UOB and QE Hospital.
- Two good sized bedrooms.

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£200,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HBN111340 - 0010

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