



Connells

Rachel Gardens  
Selly Oak



## Property Description

Situated on the popular Rachel Gardens in Selly Oak, this well-presented three-bedroom semi-detached home is an excellent opportunity for first-time buyers looking to purchase in a well-connected and established residential area. The location offers easy access to local shops, schools, parks and everyday amenities, along with convenient transport links into Birmingham city centre and surrounding areas.

The accommodation begins with a welcoming entrance hallway leading through to a bright living room, providing a comfortable space to relax. To the rear is a spacious kitchen/diner, ideal for modern living and entertaining, which flows through to a conservatory overlooking the rear garden. This additional reception space offers flexibility for dining, a playroom or a relaxing seating area filled with natural light.

Upstairs, the property offers three well-proportioned bedrooms, providing flexibility for a growing family, guests or a home office, all served by a family bathroom. Externally, the home benefits from off-road parking via a driveway and a pleasant rear garden. This is a fantastic first-time purchase in a sought-after B29 location, and viewing is highly recommended.

## Approach

Set back behind a private driveway

## Entrance Hallway

Ceiling light point, panelled radiator, window to side, stairs off.

## Lounge

Ceiling light point, panelled radiator, window to front.

## Kitchen/Diner

Matching wall and base units, sink with drainer and mixer tap, integrated oven, hob, extractor, space for fridge freezer, space for dining table, window to rear, french doors to conservatory.

## Conservatory

Wall light point, plumbing for washing machine, panelled radiator, doors and window to garden.

## Landing

Ceiling light point, loft access, window to side.

## Bedroom One

Ceiling light point, panelled radiator, window to front.

## Bedroom Two

Ceiling light point, panelled radiator, window to rear.

## Bedroom Three

Ceiling light point, panelled radiator, window to front.

## Bathroom

Panelled bath, with shower over, hand wash basin, low flush w.c, part tiling, frosted window.

## Garden

Paved patio, shrubbery, timber fence surround.

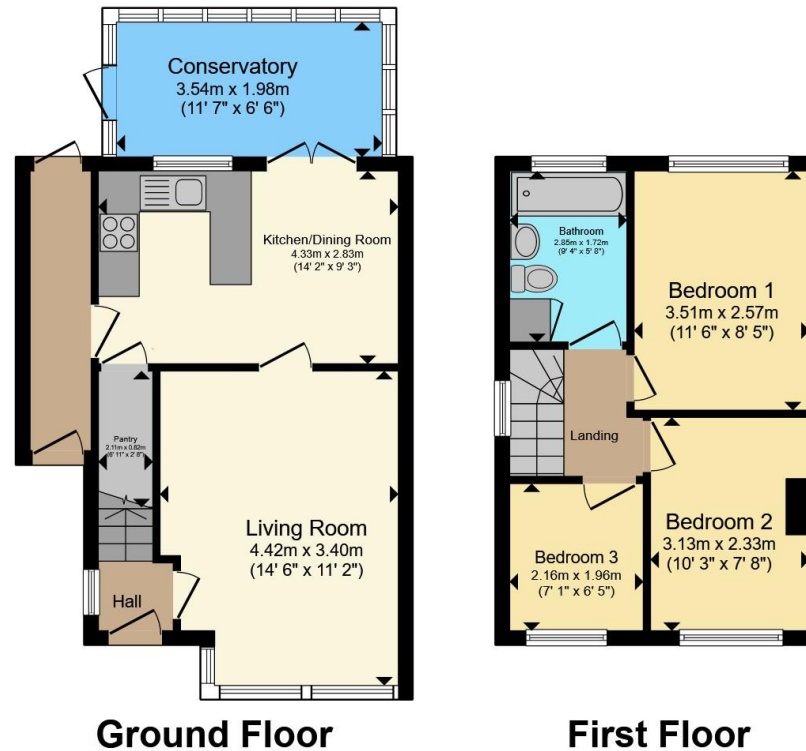
## Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 73.9 m<sup>2</sup> (795 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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