



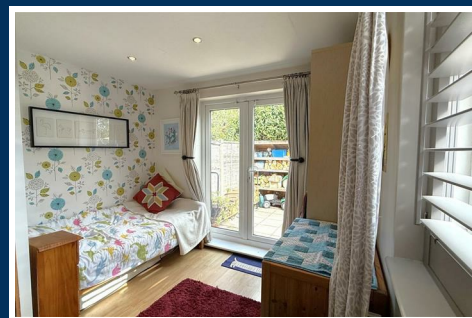
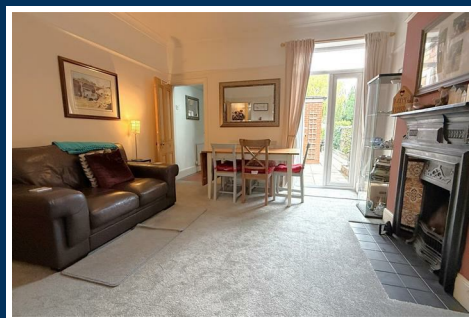
295 Gristhorpe Road

Selly Park, Birmingham, B29 7SN

Offers In The Region Of £295,000



A WONDERFUL THREE BEDROOM EXTENDED SEMI-DETACHED PERIOD HOME - Located in this much sought-after, pretty, tree-lined road is this beautifully presented and characterful, three-bedroom home which has been thoughtfully extended to provide superb and versatile accommodation. The property enjoys excellent access to nearby amenities, including Stirchley's vibrant high street, Selly Oak and Cotteridge, together with great transport links via the nearby Bournville and Selly Oak train stations, offering easy commuter access to the Q.E. Hospital, Birmingham University, and the City Centre. You couldn't be better placed! The house itself offers the following: pretty fore garden, welcoming entrance hall, spacious open-plan living and dining area with a feature bay window and French Doors to the garden and a modern fitted kitchen. The property has been enhanced by a large ground floor rear extension, currently arranged as a self-contained bedroom suite with en-suite shower room, perfect for guests, multi-generational living, or as a flexible home office/studio. The ground floor accommodation flows beautifully onto the mature and private rear garden including a garden shed which has been set up as a home office with electric and WiFi. To the first floor there are two generous bedrooms and a stylish family bathroom. In addition, the property benefits from a useful loft room, accessed via a ladder, offering a versatile extra space ideal for storage, hobbies, or occasional use. This really is a superb home in a prime location. To arrange your viewing, please call our Bournville sales team.



Approach

This beautifully presented and characterful and vastly extended three bedroom semi is approached via a front garden with a varied selection of mature plants and shrubs including blue engineering brick pathway giving access to the side and the rear garden, then in-turn pathway leading to an original style hardwood front door with above window opening into:

Entrance Hallway

With Victoria style tiled floor covering, central heating radiator, dado rail, cornice to ceiling, ceiling light point, all mounted fuse board and interior door opening into:

Open Plan Living/Dining Room

12'05" x 12'04" (3.78m x 3.76m)

Dining area with double glazed French doors giving views and access to the rear garden, ceiling light point with ceiling rose, picture rail, cornice to ceiling, inset cast iron fireplace with tiled hearth, central heating radiator and open walkway into living area.

Living Area

13'06" x 8'11" (4.11m x 2.72m)

With inset decorative cast iron fireplace with tiled hearth, picture rail, cornice to ceiling, ceiling light point with ceiling rose, double glazed bay window to the front aspect, central heating radiator, then from

the dining area a stripped pine internal door opens into:

Inner Lobby

With red quarry tiled floor covering, turning staircase giving rise to the first floor landing, door opening into under stairs storage cupboard which houses the washing machine, central heating radiator, ceiling light point, picture rail and step leads into:

Kitchen

7'08" x 11'03" (2.34m x 3.43m)

With a matching selection of wall and base units with wood effect work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap over, wall mounted Worcester Bosch combination boiler, space facility for dishwasher and fridge freezer, tiling to splash backs, four ring burner gas hob with in-built extractor over and stainless steel splash back, integrated oven, two double glazed windows to the side aspect, tiled effect floor covering and internal door opens into:

Ground Floor Self Contained Bedroom Three

13'08" x 10' max (4.17m x 3.05m max)

With laminate wood floor covering, double glazed window to the side aspect, double glazed French doors giving views and access to the rear garden, recessed spots to ceiling, central heating radiator and glazed internal door opens into:

En-Suite Shower Room

6'04" x 3'07" (1.93m x 1.09m)

With walk-in double shower with mains powered shower over, wall mounted wash hand basin with hot and cold mixer tap, corner fitted push button WC, heated chrome towel rail, recessed spots to ceiling, ceiling extractor and tiled floor.

First Floor Accommodation

From the lobby area turning staircase gives rise to the first floor landing with loft access point with pull down ladder giving access to the loft room, two ceiling light points and internal doors opens into:

Family Bathroom

7'01" x 11'04" (2.16m x 3.45m)

With a freestanding claw footed bath with mains powered shower over and glass shower screen over, low flush WC, wash hand basin on pedestal with hot and cold mixer tap, tiling to splash backs, wood effect floor covering, frosted double glazed window to the rear aspect, central heating radiator, ceiling light point and wall mounted extractor.

Bedroom Two

12'03" x 9'03" (3.73m x 2.82m)

With double glazed window to the rear aspect, ceiling light point, dado rail and central heating radiator.

Bedroom One

12'05" x 11'03" (3.78m x 3.43m)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Loft Room

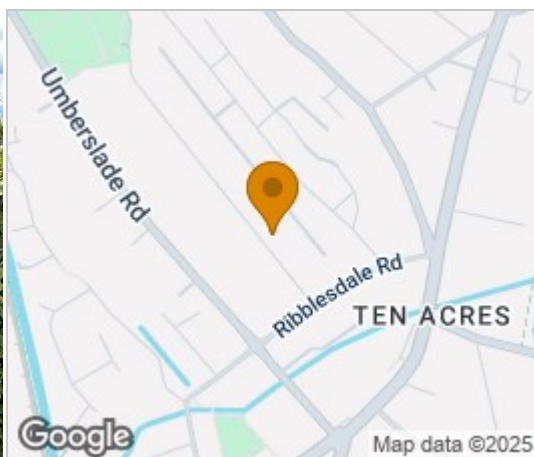
11'04" x 11'04" to beams (3.45m x 3.45m to beams)

From the landing area pull down ladder gives rise to the loft room with exposed beams, two Velux roof lights to the rear aspect, ceiling light point and storage to eaves space.

Rear Garden

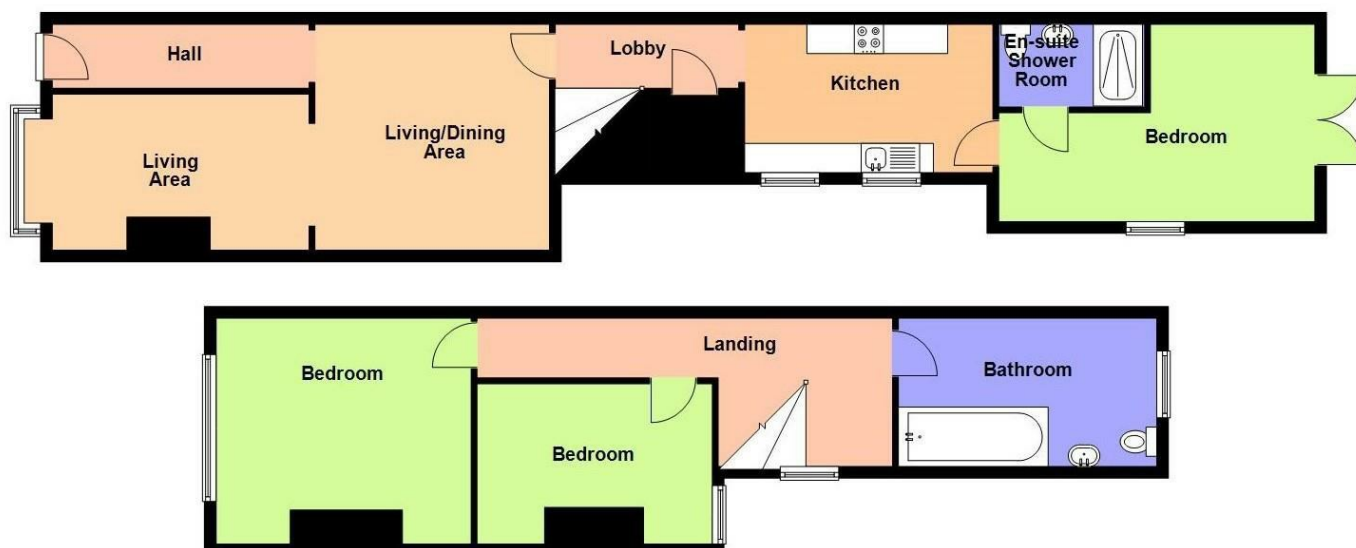
With an initial side return patio leading to a rear full width patio area for outside seating and entertaining leading to a flowered archway and low level fencing on to the main garden area being laid with mainly mature lawn and a further blue slate patio with three garden sheds with one being set up as a home office with Wi-Fi connection and electric and finished with hedgerows to boundaries and incorporating mature plants and trees including a lovely Weeping willow.





Floor Plan

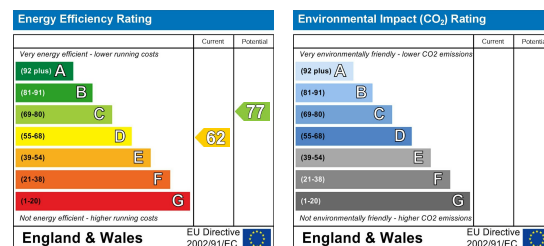
Grishorpe Road - NOT TO SCALE - For illustrative purposes only



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



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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.