



## 74 Gristhorpe Road

Selly Oak, Birmingham, B29 7SW

Offers Over £285,000





**\*A CHARMING EDWARDIAN SEMI-DETACHED WITH NO ONWARD CHAIN!\***

Situated on a highly sought-after, tree-lined road straddling the Selly Park and Stirchley border is this delightful two-bedroom Edwardian semi-detached home. Brimming with character, charm, and natural light, this lovely residence enjoys the added benefit of being positioned on the sunny, south-facing side of the street! Perfectly placed for convenient access to a host of local hotspots including Stirchley's ever-popular high street, Selly Oak and Cotteridge's amenities, and a wealth of transport links. Nearby Bournville and Selly Oak train stations offer direct links to the QE Hospital, University of Birmingham, and Birmingham City Centre—making commuting a breeze. The accommodation on offer briefly comprises: a fore garden, entrance vestibule, welcoming hallway, stylish open-plan reception rooms, a re-fitted kitchen with an extended dining area, and a beautifully mature rear garden with handy storage and fantastic sun exposure. Upstairs, you'll find two generous double bedrooms, family bathroom and access via loft ladder to a useable loft room—ideal for a home office or occasional guest space. To arrange your viewing, contact our Bournville sales team today!



#### Approach

This nicely presented and extended two bedroom semi detached property is approached via an ornate front fore garden with low level boundary wall and wrought iron gate leading to a paved front fore garden with decorative corner flowerbed and low level feature privet hedging leading to a hardwood front entry door with double glazed window above opening into:

#### Entrance Hall

With tiled floor, ceiling light point, cornice to ceiling, frosted glazed window into living/dining room and interior glazed frosted door opening into:

#### Open Plan Living/Dining Room

26'01" x 12'04" max x 8'10" min (7.95m x 3.76m max x 2.69m min)

Dining area with double glazed bay window to the front aspect, three wall mounted light points, cornice to ceiling, two central heating radiators and opens into living area. With further double glazed window to the rear aspect, ceiling light point, cornice to ceiling, further central heating radiator and interior door opens into:

#### Inner Lobby

With stairs giving rise to the first floor landing, cornice to ceiling, door opening into under stairs cupboard providing useful storage space and internal door and step leads into:

#### Extended Breakfast Kitchen

21'0" x 7'03" (6.40m x 2.21m)

With a matching selection of wall and base units with work surfaces over, space facility for fridge freezer, integrated four ring burner gas hob, wall mounted Vaillant combination boiler, double glazed window to the side aspect, stainless steel sink and drainer with hot and cold mixer tap, integrated Hotpoint grill and oven, tiled floor covering, tiling to splash backs, strip ceiling light point, cornice to ceiling and opening out to breakfast area. With seating / breakfast bar, continued tiled flooring, hardwood double glazed door giving access to the side return, dual aspect double glazed windows to the rear and side giving picture views to the rear garden, wall mounted gas heater, further stripped ceiling light point, cornice to ceiling and internal door opening into:

#### Ground Floor WC

5' x 2'1" (1.52m x 0.64m)

With corner fitted wash hand basin on vanity unit with under sink storage and hot and cold taps, low flush WC, continued tiled floor, tiling to half wall height, ceiling light point and wall mounted extractor.

#### First Floor Accommodation

From the inner lobby area turning staircase with balustrading gives rise to the first floor landing with

double glazed window to the side aspect, cornice to ceiling, ceiling light point, dado rail, open plan stairs giving access to the loft room and internal doors opening into:

#### Bedroom One

12'04" x 11'03" (3.76m x 3.43m)

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

#### Bedroom Two

12'03" x 9'05" (3.73m x 2.87m)

With double glazed window to the rear aspect, central heating radiator, ceiling light point corniced to ceiling, and array of in-built wardrobes and bedroom furniture incorporating shelves and display shelving.

#### Bathroom

10'11" x 7'2" (3.33m x 2.18m)

With a four piece bathroom with corner entry shower cubicle with electric shower over, panel bath with hot and cold taps, wash hand basin on pedestal with hot and cold taps, push button low flush WC, central heating radiator, frosted double glazed window to the rear aspect, ceiling light point, cornice to ceiling, fully tiled to splash backs and dado rail.

#### Loft Room

12'03" x 11' (3.73m x 3.35m)

From landing wooden stairs give rise to the loft room with exposed wooden beams, in-built storage to eaves space providing useful storage space, wall mounted uplighter, double glazed window to the side aspect and providing further potential for development to a third bedroom or into a home office.

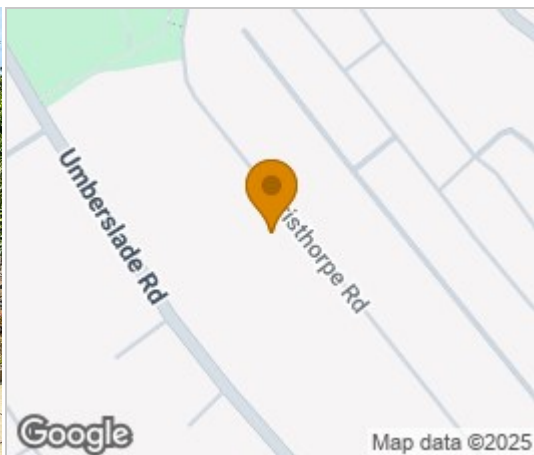
#### Rear Garden

garden room 8'04" x 13'04" (garden room 2.54m x 4.06m )

Being accessed from the breakfast kitchen leads out to the side return with wooden access gate giving access to the front of the property and garden incorporating an initial block paved patio with lovely south facing outside seating and entertaining areas with decorative flowerbeds, hedgerows and shrubs to borders which then leads to the main garden area. With sculptured lawns with decorative flowerbeds to all borders with a vast array of mature plants, trees and shrubs, then a pathway leading to rear garden area with a brick built barbeque and a hidden walkway with a step leading up to a garden room. With single glazed windows to the front aspect, electric and provides further potential.

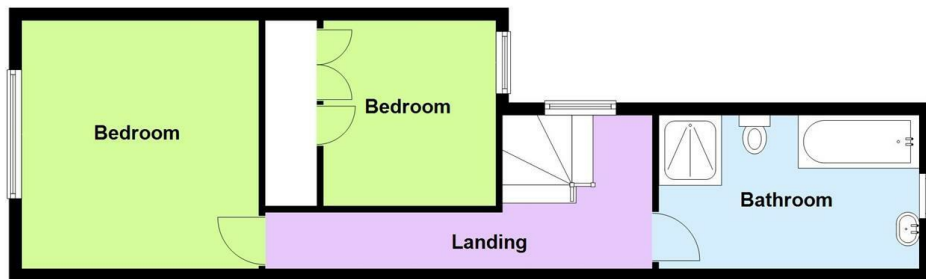
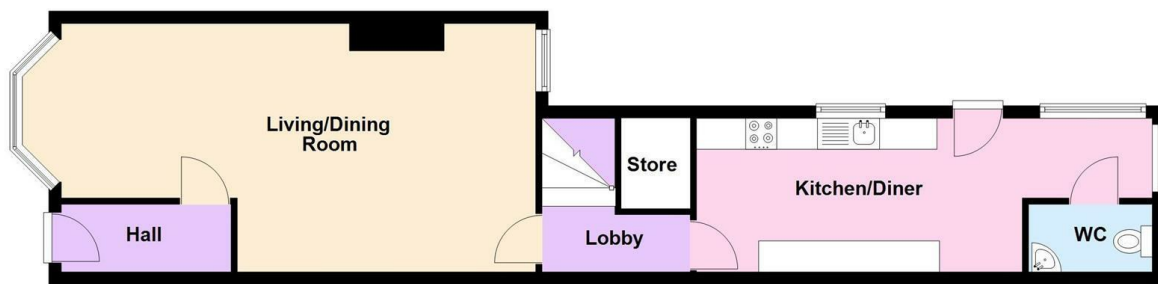






## Floor Plan

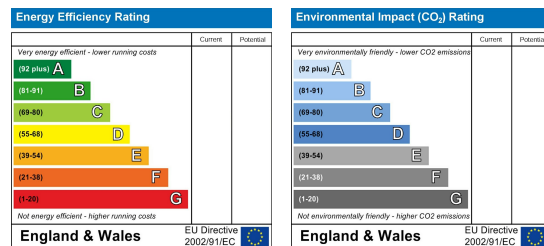
Gristhorpe Road - NOT TO SCALE - For illustrative purposes only



## 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.