



5 Mayfield Avenue

Selly Park, Birmingham, B29 7NW

Offers In The Region Of £225,000



LOVELY CHARACTER, EXTENDED HOME WITH DIRECT OPEN ACCESS TO CANNON HILL PARK AND OPEN PARKLAND! Tucked away in a quiet cul-de-sac just off Pershore Road is this charming, extended mid-terrace home. Bursting with character, the property also enjoys the rare advantage of direct rear access to open parkland and Cannon Hill Park. Ideally located for excellent access to local amenities and attractions including Birmingham City Centre, Cannon Hill Park, Edgbaston Cricket Ground, University of Birmingham and QE Hospital. The vibrant areas of Moseley, Selly Oak, Stirchley and Harborne are also within easy reach.

The accommodation briefly comprises: driveway, front garden, front living room, rear dining room, extended kitchen, ground floor bathroom and a mature rear garden with rear access. To the first floor there is a double bedroom to the front and a second bedroom with a dressing room off. This is a delightful home and would make an ideal first purchase. To book your viewing, please call our Bournville sales team today.



Approach

This extended two-bedroom terrace home is set back from the road behind a front parking bay and a low-level wall with wrought iron gate. A shared entry path leads through a low-maintenance Cotswold stone fore garden, attractively planted with mature shrubs and greenery, before reaching single-glazed French doors that open into the property.

Porch

With wooden effect tiled floor covering, single glazed windows to the front aspect and hardwood glazed front entry door opening into:

Front Reception Room

13'02" x 13'01" into bay (4.01m x 3.99m into bay)

With a single glazed bay window to the front aspect, in-built meter cupboard, ceiling light point, inset decorative fireplace with wooden mantle piece and surround, shelving to alcoves, central heating radiator, door opening into useful under stairs storage cupboard and open walkway into:

Rear Reception Room

11'1" x 11'03" (3.38m x 3.43m)

With door opening into under stairs storage cupboard, single glazed window to the rear aspect, ceiling light point, central heating radiator, exposed wooden floor covering, feature recess to chimney breast, stripped pine internal door to stairs giving rise to the first floor landing and further stripped pine internal door with original furnishings opening into:

Extended Kitchen

14'08" x 7'01" (4.47m x 2.16m)

With a matching selection of wall and base units with roll edge work surface incorporating stainless steel sink and drainer with hot and cold mixer tap, single glazed window to the side aspect, space facility for gas cooker with stainless steel splash back with stainless steel extractor over, space facility for fridge freezer, washing machine and tumble dryer, breakfast bar area, wall mounted storage, ceiling light point, laminate effect vinyl floor covering and wall mounted Worcester Bosch combination boiler.

Lobby Area

With a glazed external door giving access to the side return and rear garden, storage, plumbing facility for tumble dryer and internal door opens into:

Ground Floor Bathroom

16'8" x 19'11" (5.09 x 6.09)

With a panel bath with glass shower screen and Triton electric shower over, frosted double glazed window to the rear aspect, ceiling light point, tiling to all splash backs and floor, low flush WC, wash hand basin on pedestal with hot and cold mixer tap, extractor fan and wall mounted heated chrome towel rail.

First Floor Accommodation

From the rear reception room stairs gives rise to the first floor landing with ceiling light point and internal doors opening into:

Extended Bedroom One and Dressing Area

11' x 11'02" to recess (3.35m x 3.40m to recess)

With over stairs storage cupboard with loft access

point with fold away ladder, loft being boarded with light point and providing additional storage space, single glazed window to the rear aspect, ceiling light point, central heating radiator and step leading down into dressing area.

Dressing Area

9'09" x 6'06" (2.97m x 1.98m)

With single glazed window to the rear aspect, ceiling light point, central heating radiator, exposed wooden floor covering and in-built bedroom storage.

Bedroom Two

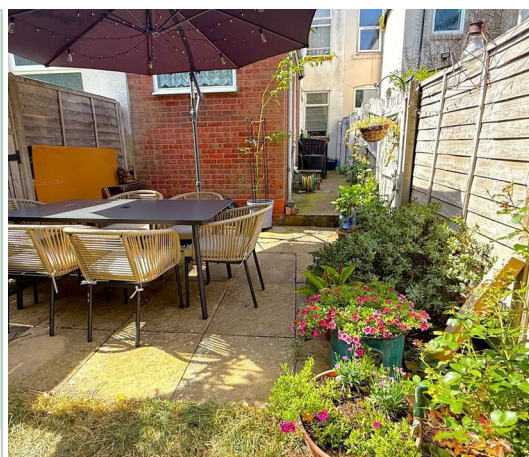
11'02" to recess x 11' (3.40m to recess x 3.35m)

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

Rear Garden

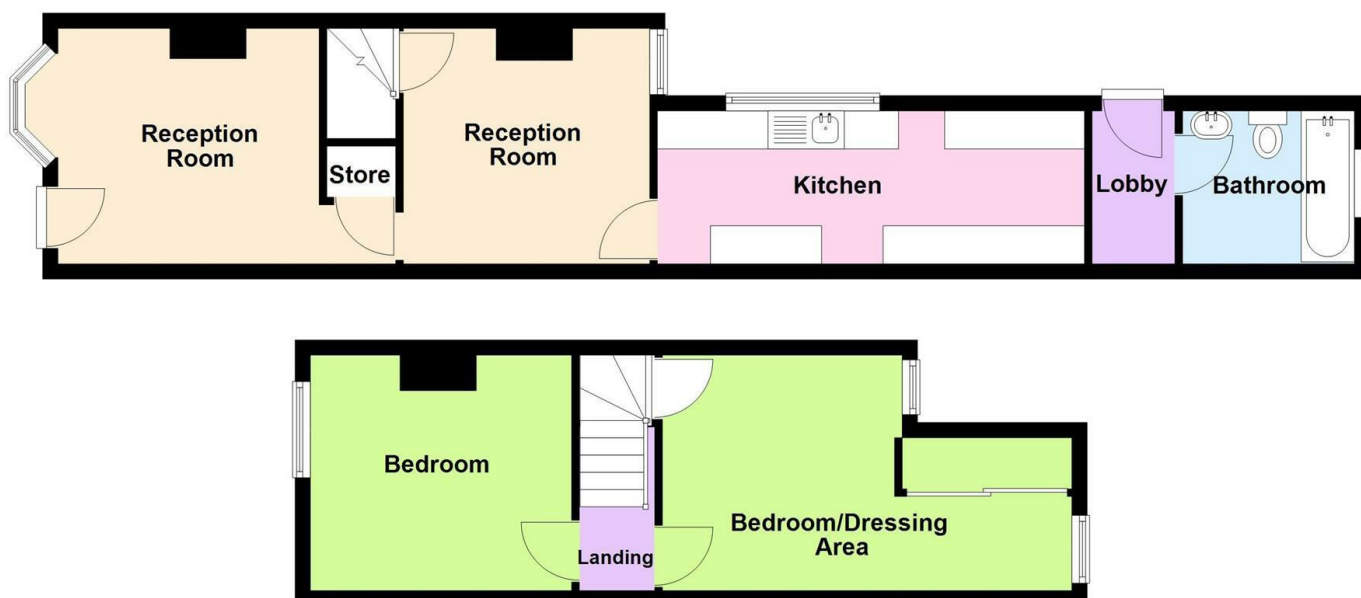
From the side return access, the property benefits from an outer lobby area with useful storage and a pathway leading to the main garden. A full-width patio provides an excellent space for outdoor dining, complemented by a mature selection of plants and shrubs. A side wooden gate offers shared access with the neighbouring property. The main garden is laid mainly to lawn and features a charming bay tree, ornamental flowering cherry tree with white blossom, raised flowerbeds, and a vegetable patch with wild Garlic amongst other plants. A pathway extends to the rear of the garden, where a further patio area, additional outside storage, and a rear gate provide direct access to open playing fields and the much-loved Cannon Hill Park.





Floor Plan

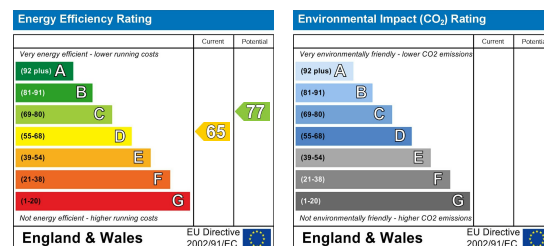
Mayfield Avenue - NOT TO SCALE - For illustrative Purposes only



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.