

AP MORGAN



St. Denis Road, Selly Oak, Birmingham
Offers in the region of £375,000

Features:

- Stylish semi-detached house
- Three double bedrooms
- Extended lounge and dining room
- Modern kitchen
- Family bathroom and downstairs W.C
- Lovely rear garden with amazing views
- Large driveway and garage
- EPC-

Description:

A fantastic opportunity has arisen to purchase this spacious and stylish, three-bedroom semi-detached house located within the Bournville Village Trust in the popular area of Selly Oak, Birmingham. The ideal family home with plenty of living space and local amenities including shops and several schools conveniently located nearby.

Upon approach to the property there is a large two car driveway as well as a well-maintained front lawn with hedgerows running along the wall. The driveway also provides access to the large single car garage attached to the side of the house.

Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs cupboard and doorway leading into the garage; spacious and stylish lounge with large sliding patio door at the rear overlooking the picturesque garden with beautiful views of the surrounding area; large separate dining room which could be converted into an office or study space; modern kitchen with integrated oven and hob as well as space for freestanding appliances; first floor landing with large airing cupboard; three good sized double bedrooms with two benefiting from built in wardrobes and finally a family bathroom with bath and overhead shower. The property also benefits from a recently fitted boiler and cavity wall insulation.

The lovely rear garden is a very good size with a sloped lawn and a raised patio area perfect for outdoor furnishings where you can relax and enjoy the fantastic views especially during clear days.

The property benefits from proximity to nearby local shops and amenities and is well-positioned for access to Selly Oak, Bournville, and Northfield. Several parks and green spaces are also located nearby. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond, and is ideally located for access to both the QE and Royal Orthopaedic Hospitals.



Details:

Lounge 19' x 13' (5.8m x 3.96m)

Dinnig Room 18' x 9' (5.49m x 2.74m)

Kitchen 11' x 10' (3.35m x 3.05m)

Bedroom One 13' x 10'10" (3.96m x 3.3m)

Bedroom Two 10'10" x 9'1" (3.3m x 2.77m)

Bedroom Three 10'10" x 8'11" (3.3m x 2.72m)

Bathroom 6'1" x 5'11" (1.85m x 1.8m)

Garage 18' x 8'1" (5.49m x 2.46m)

W.C 5' x 2'6" (1.52m x 0.76m)

Hallway 11' x 8'11" (3.35m x 2.72m)

Landing

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

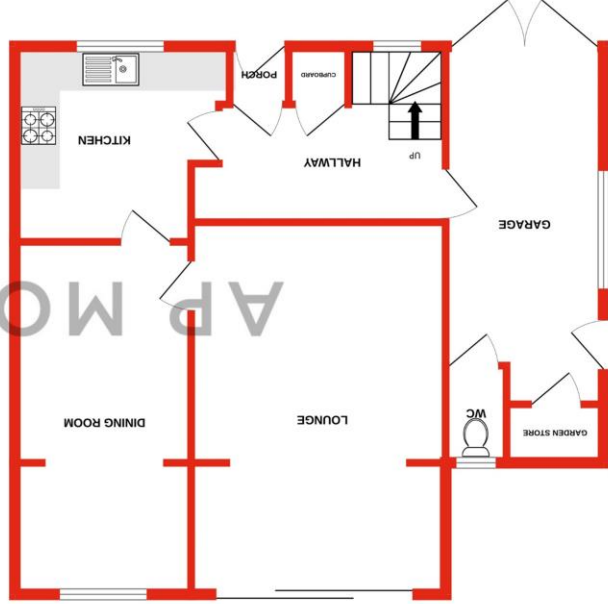
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

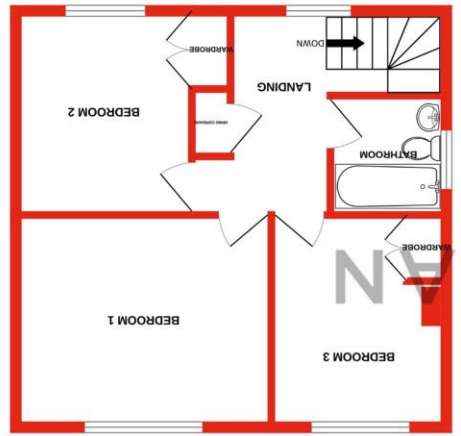
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
787 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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