

**AP MORGAN**



**Sellywood Road, Bournville, Birmingham**  
Asking Price £295,000

**Features:**

- Two-bedroom end-terrace bungalow
- Fitted kitchen
- Spacious Lounge/Diner
- Two double bedrooms
- Well-presented bathroom
- Versatile and private garden
- Garage and lots of integral storage
- Parking for a vehicle
- EPC-D

**Description:**

A well-kept, end-terrace bungalow offering two double bedrooms, a generous lounge/diner, parking for a vehicle to the front and a central location within the sought-after Bourneville Village Trust Estate.

To the front is a tarmac-laid drive with space for parking a vehicle, a garden space laid to lawn with planted borders, access to the rear of the property through a side gate, as well as access to the property's garage through a rising garage door.

The accommodation comprises: a welcoming porch, entrance hallway, the fitted kitchen provides: a sink, space/plumbing for freestanding appliances and generous integral storage spaces, the spacious lounge/diner looks over and offers access to the garden. Bedroom one is a double with a fitted wardrobe and bedroom two is a further double with potential space for wardrobes. The bathroom of the property provides a bath, shower, sink and WC.

To the rear is a low maintenance garden laid to a bordering slab patio, with the rest of the area laid to lawn. This garden features fenced and planted boundaries, isn't overlooked and has a side gated access point.

Situated in a desirable Bourneville Village Trust Estate, popular for its proximity to Selly Oak train station (roughly 0.9 mile) providing links into Birmingham city centre, Worcester, Stratford-upon-Avon and further afield. The property is also well situated for access to variety of shops, pubs and eateries in Selly Oak. Bromsgrove town is a short distance away providing further shopping and amenities, with access to major road links including M5 and M42.



**Details:**

**Porch**

**Hallway**

**Kitchen** 13' x 7'3" (3.96m x 2.2m) Both max

**Lounge/Diner** 15' x 10'11" (4.57m x 3.33m) Both max

**Bedroom one** 14'2" x 9' (4.32m x 2.74m) Both max

**Bedroom two** 10'9" x 7' (3.28m x 2.13m) Both max

**Bathroom** 8' x 7'9" (2.44m x 2.36m) Both max

**Garage** 16'4" x 8' (4.98m x 2.44m) Both max

**EPC Rating:** D

**Council Tax Band:** C (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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

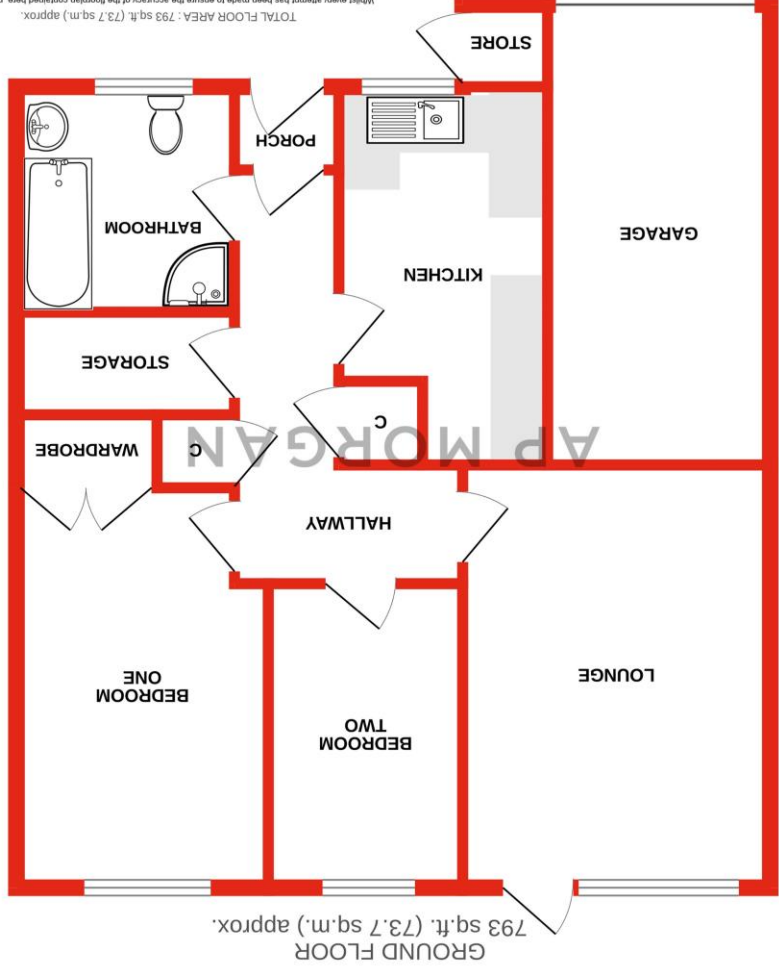
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR 793 sq. ft. (73.7 sq. m.) approx.  
TOTAL FLOOR AREA: 793 sq. ft. (73.7 sq. m.) approx.  
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