

AP MORGAN



Iris Close, Selly Oak, Birmingham
Offers in excess of £400,000

Features:

- Semi-detached family home
- Two double and one single bedroom
- Generous sized lounge and dining room
- Well-equipped kitchen and utility
- Beautiful rear garden
- Garage and driveway
- Sought-after location
- Close to well-regarded schools, amenities and shops

Description:

Welcome to this well-presented semi-detached family home, offering three bedrooms, generously sized living areas, a well-fitted kitchen and utility room, as well as the benefit of an extensive rear garden, garage, and driveway. The property is situated in Selly Oak, Birmingham, with easy access to shops, supermarkets, well-regarded schools, and transport links.

On arrival, the property presents a two-car driveway for convenient parking, and a front lawn bordered by hedges, with a step up to the entrance. It also benefits from a garage, which can be used for additional parking or as extra storage.

Upon entering, the ground floor opens into the entrance hall, which includes a built-in cupboard ideal for coat and shoe storage. From here, you can access the dining room — a great space for a family dining table, featuring a bay window that brings in plenty of natural light. The hall also leads to the lounge, providing a comfortable and inviting space for relaxation and entertainment, complete with a feature electric fireplace and large French doors opening onto the rear garden. The kitchen is well-equipped with ample storage cupboards and counter space, as well as room for free-standing appliances. A door from the kitchen leads into the garage, which includes a WC with a toilet and wash basin, and also provides access to the utility room. The utility room is fitted with storage cupboards, counter space, a sink with a draining board, and plenty of room for appliances and additional storage. A door from the utility opens directly onto the rear garden.

Upstairs, the first floor comprises a landing leading to three bedrooms and the family bathroom. The first double bedroom includes two built-in storage cupboards, ideal for wardrobes, and offers plenty of space for comfort. The second double bedroom also provides ample room for furniture and storage, while the third bedroom is perfect for a single bed, nursery, or home office. The bathroom includes a toilet, wash basin, and bathtub with an overhead shower.



The rear garden begins with a patio area, ideal for outdoor furniture and dining, which leads onto a beautiful, extensive lawn with a central pathway and attractive shrubbery throughout. At the end of the garden, there is a second patio area with a greenhouse for gardening enthusiasts and a shed for additional storage. The garden is bordered by hedges, adding privacy and greenery to this relaxing outdoor space.

This property, situated in Selly Oak, Birmingham, benefits from close proximity to local shops and amenities, with Selly Oak and Northfield town centres offering a range of shopping opportunities. It is conveniently positioned for travel by road to Birmingham city centre, the M5 and M42 motorways, and by train via Selly Oak station, which is only a short drive away. Several well-regarded primary and secondary schools are also located nearby.

Details:

Entrance Hall

Dining Room 9'11" x 11'11" (3.02m x 3.63m)

Lounge 11'11" x 11'11" (3.63m x 3.63m)

Kitchen 8'6" x 6'4" (2.6m x 1.93m)

Garage 16' x 8'9" (4.88m x 2.67m) Both Max

WC

Utility 6'11" x 8'1" (2.1m x 2.46m)

Landing

Bedroom One 11'11" x 11'11" (3.63m x 3.63m)

Bedroom Two 11' x 11'11" (3.35m x 3.63m)

Bedroom Three 7'5" x 6'5" (2.26m x 1.96m)

Bathroom 9'11" x 6'5" (3.02m x 1.96m)

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.



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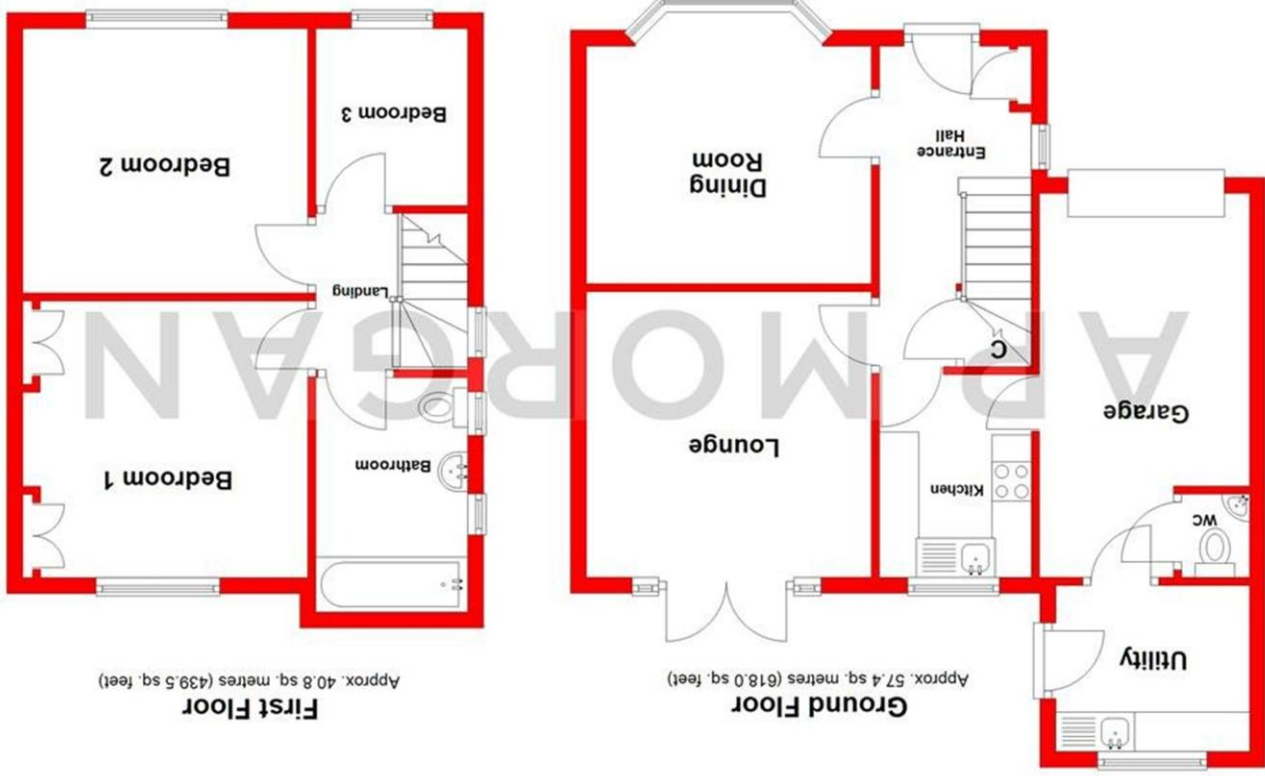
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Plan produced using PlanUp.

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