



117 Selly Park Road, Birmingham, B29 7HY

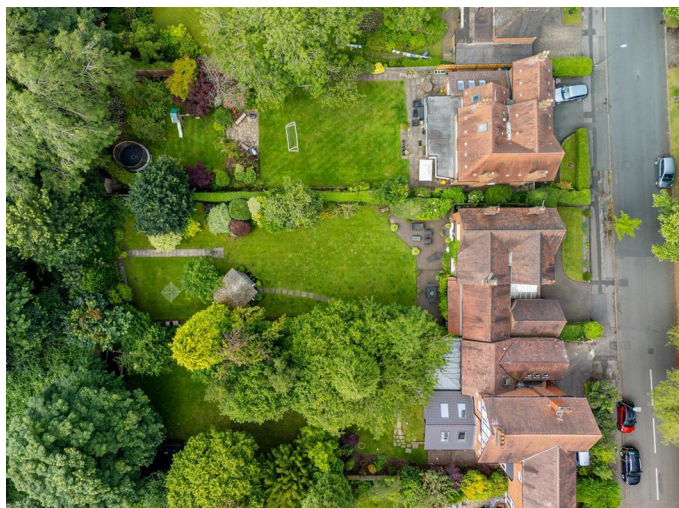
Offers In The Region Of £945,000

Handsome five bedroom detached home located in the most prime setting within the Selly Park Conservation area. Set back from the road with a beautifully maintained garden and parking to the fore with integral garage. The property has been thoughtfully updated, whilst still retaining its original features and character throughout.

To the ground floor are three generous reception rooms, kitchen diner, utility room, garage and downstairs W.C cloakroom. The ground floor offers a substantial living space with an abundance of natural light throughout perfect for everyday family living or as a great entertainment space. To the rear of the property is a excellently maintained private garden with a large patio and summerhouse to the rear. The first floor of the property includes a family bathroom and five well sized bedrooms, one of which includes an en-suite bathroom with a shower cubicle.

EPC - E
Council Tax Band - G
Tenure - Freehold

Location

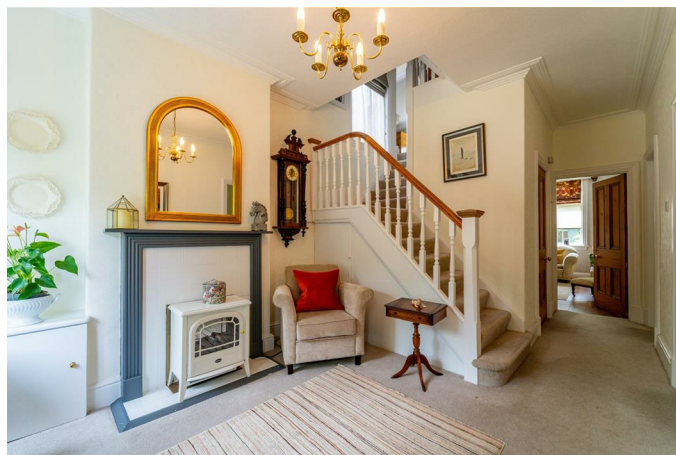


Located in Selly Park only three miles to the south of Birmingham City Centre which is easily accessed via the nearby A38 Bristol Road or the A441 Pershore Road.

Excellent independent schools in the immediate vicinity include King Edward's School for Boys and King Edward VI High School for Girls with a further broad selection available in nearby Edgbaston. There are also several Ofsted rated "outstanding" and "good" primary and secondary schools in the vicinity and the property falls within the much-coveted catchment area for King Edward VI Camp Hill Grammar School which is one of the top non-fee paying schools in the country.

The house is within proximity to the new state of the art Dental Hospital. Birmingham University's main campus is within half a mile and the Queen Elizabeth Hospital is less than two miles distant. Cannon Hill Park can be accessed via the Pershore Road entrance less than a mile away. For cricket fans, the Edgbaston County Ground is less than a mile away and the prestigious Edgbaston Golf Club and the Edgbaston Priory Tennis and Squash Club are within two miles.

Front Reception Room



Carpeted flooring, double glazed window to front elevation, radiator, ceiling light pendant and feature fireplace.

Bedroom Five



Carpeted flooring, double glazed window to rear elevation, ceiling light pendant, fitted wardrobes and radiator.

Front Living Room



Carpeted flooring, double glazed bay window to front elevation, radiator, ceiling light pendant and feature fireplace.

Downstairs W.C



Tiled flooring, tiled walls, double glazed obscure window to side elevation, two ceiling light points, storage cupboard with sliding door, low flush W.C and hand wash basin.

Rear Living Room



Carpeted flooring, original stained glass window to side elevation, double glazed windows and French door to rear elevation, ceiling light point, radiator and feature fireplace.

Rear Reception Room



Wood flooring, double glazed window to rear elevation, radiator and ceiling light pendant.

Kitchen



Quarry tiled flooring, ceiling light points, double glazed window to rear elevation, double gas oven, gas hob and integrated appliances.

Utility Room



Quarry tiled flooring, wall light points, storage cupboards and door leading to garage.

Garage

Original wood door to front elevation, two ceiling light points and ample storage space.

First Floor Landing

Carpeted flooring, two double glazed window to front elevation and three ceiling light pendants.

Master Bedroom

Carpeted flooring, two ceiling light pendants, fitted wardrobes, radiator, double glazed window to front elevation and door leading to EN- suite

EN-Suite



Tiled flooring, double glazed window to front elevation, part tiled walls, radiator, bath with shower over, low flush W.C, hand wash basin and ceiling light point.

Bedroom Two



Carpeted flooring, ceiling light pendant, fitted wardrobes, radiator and double glazed bay window to front elevation.

Bedroom Three



Carpeted flooring, double glazed window to rear elevation, radiator and ceiling light pendant.

Bedroom Four



Carpeted flooring, double glazed window to rear elevation, ceiling light pendant and radiator.

Family Bathroom



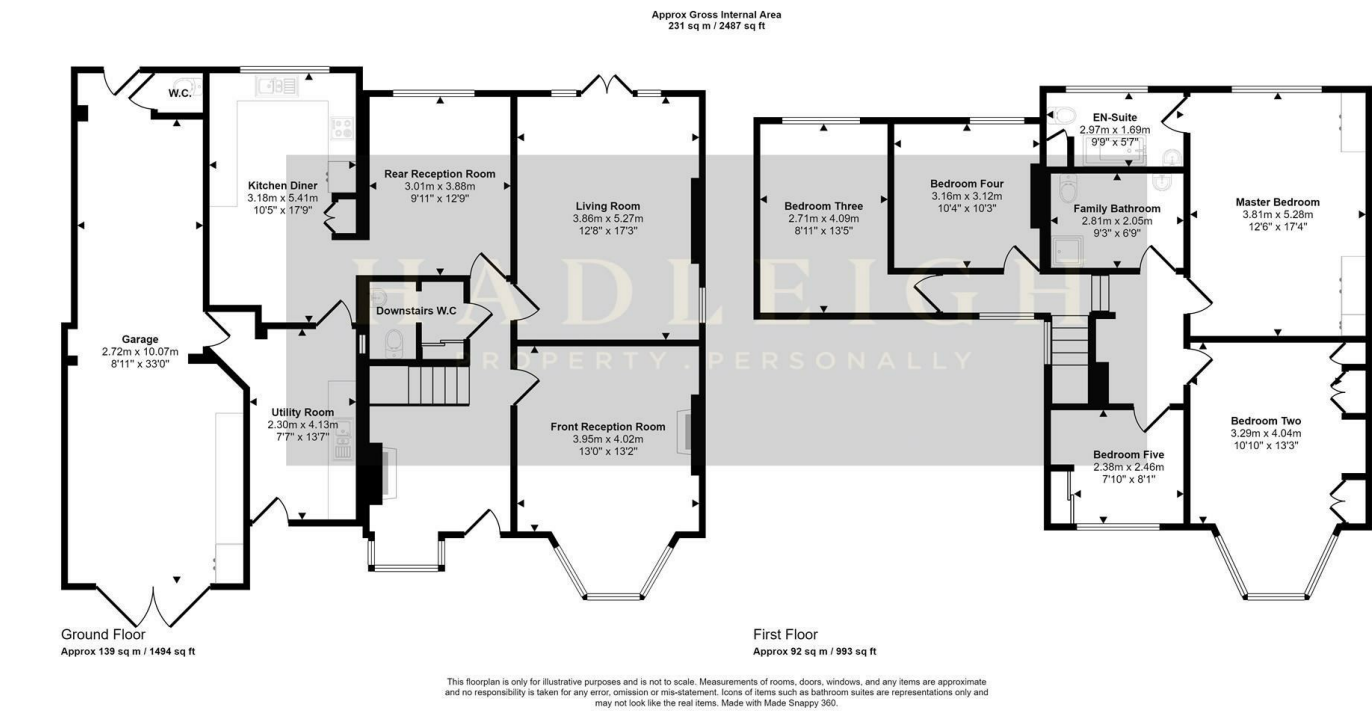
Tiled flooring, part tiled walls, heated towel rail, hand wash basin, low flush W.C and shower cubicle.

Garden

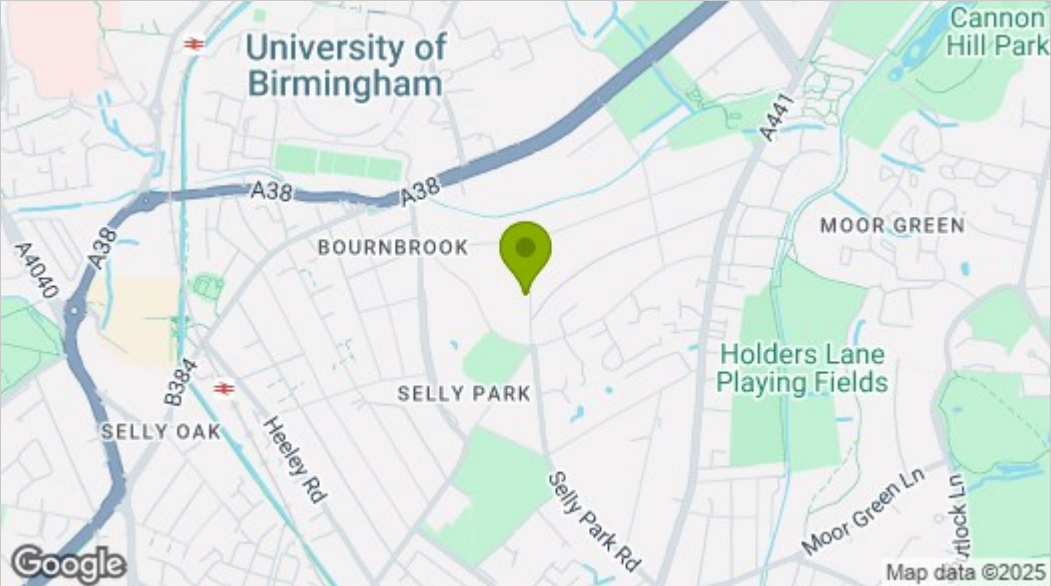


Maintained lawn, mature shrub beds, patio, summerhouse and hedges to boundaries.

Floor Plan



Area Map



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Energy Efficiency Graph

