

# oulsnam



**75 Eastern Road, Selly Park, B29 7JX**

**Offers in the region of £700,000**

**EPC: D**

AVAILABLE WITH NO UPWARD CHAIN THIS SPACIOUS FOUR BEDROOMED DETACHED HOME SITUATED ON THE RENOWNED CALTHORPE ESTATE offers generous living space, ample off-road driveway parking and a substantial rear garden. Requiring modernisation throughout the property is ideally situated for sought after schools, transport links and amenities to include The University of Birmingham and Queen Elizabeth Hospital. EP Rating: D

## LOCATION

The property is conveniently located on this sought after road in Selly Park, ideally situated for transport links providing access to the City Centre from Selly Oak and University Train Stations, with regular bus services throughout the day along Bristol Road (A38).

Important institutions locally include The University of Birmingham, The Queen Elizabeth and Priory Hospitals, as well as Birmingham Dental Hospital.

There are a wide variety of shopping facilities including bars and restaurants both in Selly Oak and nearby Harborne and Edgbaston. Selly Park, Edgbaston and Harborne provide schooling for children of all ages including a number of well-known independent schools for boys and girls including the renowned King Edward Foundation schools together with a variety of sporting and recreational amenities including Edgbaston Priory Club (tennis, squash and leisure), Warwickshire County Cricket Club, Edgbaston Golf Club, Cannon Hill Park and the Midlands Art Centre.

## SUMMARY

- Conveniently Located Four Bedroomed Detached Residence in this Sought After Residential Location
- Three Spacious Reception Rooms
- Fully Fitted Kitchen with space for freestanding appliances
- Lean-to/Utility Room with Access to the Integral Garage
- Ground Floor WC
- Four Well-Proportioned Bedrooms to the First Floor
- En-Suite Shower Room to Bedroom One
- Family Bathroom with Separate WC
- Excellent Driveway Parking
- Generous Landscaped Rear Garden Featuring a Patio and Extensive Lawned Area
- Enjoying Attractive Views over Playing Fields to the Fore
- Ideally Situated for Highly Regarded Schools, including the King Edward Foundation Schools
- Well-Positioned for access to The University of Birmingham and Queen Elizabeth Hospital
- AVAILABLE WITH NO UPWARD CHAIN

## DATA

Tenure - the Agent understands the property is Freehold

Council Tax Band - F

Heating and Glazing - Gas Fired Central Heating and a combination of Double, Secondary and Single Glazed Units

Calthorpe Estate - The property is subject to The Scheme of Management under Section 19 of the Leasehold Reform Act 1967. See



ACCOMMODATION

GROUND FLOOR

Porch

Entrance Hall:  
with storage cupboard

Front Reception Room:  
12' x 13'4" (3.66m x 4.06m)

Lounge:  
15'11" (4.85) x 11'10" (3.6) (plus bay)

Sitting/Dining Room:  
17'1" (5.2) (max) 8'8" (2.64) (min) x 15'9" (4.8) (max) 9'6" (2.9) (min)

Kitchen:  
11' x 9'2" (3.35m x 2.8m)

Lean-To / Utility:  
5'11" (1.8) (max) 3'2" (0.97) (min) x 32'4" (9.86) (max)  
15'1" (4.6) (min)with storage cupboard

Garage:

8'1" x 16'1" (2.46m x 4.9m)

FIRST FLOOR

Landing:  
with loft access and two storage cupboards

Bedroom One:  
15'10" (4.83) (max) 10'7" (3.23) (min) x 11'11" (3.63) (max) 6'8" (2.03) (min)

Ensuite Shower Room:  
4'10" x 4'11" (1.47m x 1.5m)

Bedroom Two:  
12' (3.66) (inc. wardrobe) x 13'4" (4.06)

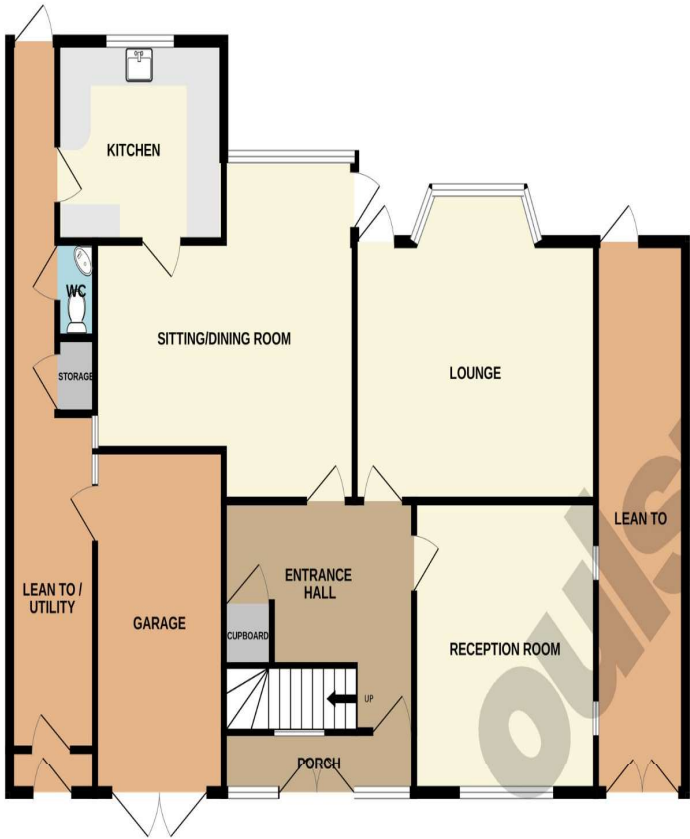
Bedroom Three:  
8'7" (2.62) x 12'4" (3.76) (max) 10'9" (3.28) (min)

Bedroom Four:  
8' x 9'2" (2.44m x 2.8m)

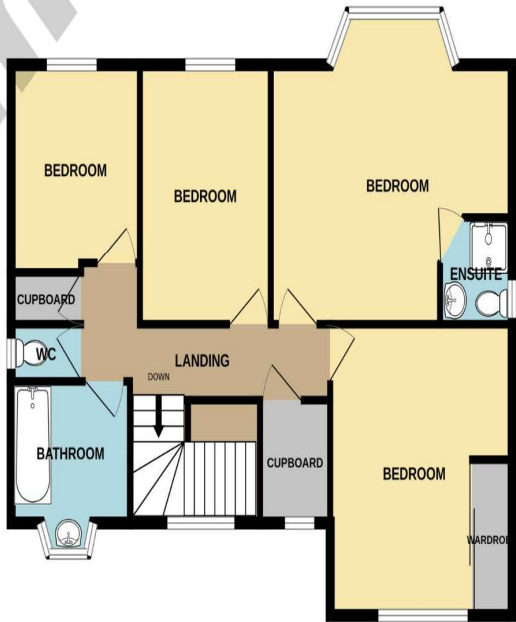
Bathroom:  
7'10" (2.4) x 6'5" (1.96) (plus bay)

Separate WC:  
5' x 2'7" (1.52m x 0.79m)

GROUND FLOOR  
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 2064 sq.ft. (191.7 sq.m.) approx.

Whilst 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, omission 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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### THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

### MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

### PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

### GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

### REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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