

17 Clover Road

Selly Oak

Bournville Village Trust

Offers in the region of £270,000

oulsnam

17 Clover Road, Bournville Village Trust, B29 4DU

A Three Bedroomed Semi Detached home offering GREAT POTENTIAL and requiring MODERNISATION & IMPROVEMENT, with NO CHAIN and located within the popular Bournville Village Trust Estate. EP RATING D







LOCATION

Founded in 1900 by George Cadbury the very well thought of Bournville Village Trust Estate is renowned for its sought-after schools, delightful parks and gardens and other local amenities.
Birmingham University, Cadbury Works at Bournville and various local hospitals including the Queen Elizabeth Hospital in Selly Oak and Royal Orthopaedic Hospital in Northfield are all readily accessible and railway stations in Bournville, Selly Oak and Northfield provide easy access to Birmingham City centre.

Management Charge - The property falls within the Bournville Village Trust Scheme of Management and a Management Charge of £117.30 per annum (2026/2027) is payable. Further information relating to Bournville Village Trust can be found via their website www.bvt.org.uk

SUMMARY

* A semi detached home offering great potential well placed for access to local shops and popular primary schools.

* Well maintained however, would require modernisation & improvement, offering superb potential for prospective purchasers.

* Offering No Chain.

* Porch entrance leading to hallway with useful understairs storage cupboard.

* Through lounge with coal effect fire and surround, mosaic effect tiled detail to the bow window ledge and serving hatch to the rear.

* Kitchen comprising of a range of wall and base units, stainless steel one and a half bowl sink unit with mixer tap, electric oven and grill with gas hob, quarry tiled flooring.

* Three bedrooms with fitted storage to all. Master bedroom with fitted wardrobes and
drawers, plus storage cupboard. Bedroom two with fitted wardrobes. Bedroom three has a large built in storage cupboard/wardrobe.

* Bathroom comprising of: panelled bath with electric shower, wash hand basin on vanity unit and separate low level WC.

* Access from landing to large airing cupboard and to the boarded loft via a fitted loft ladder.

* Block paved driveway with lawn to side and access to the garage, which offers plumbing and electrical points and access to and from the kitchen, along with access to the rear garden.

* Low maintenance rear garden with patio area, outside tap, pond to side and raised flower beds.

GENERAL INFORMATION

Tenure: The Agent understands the property is Freehold

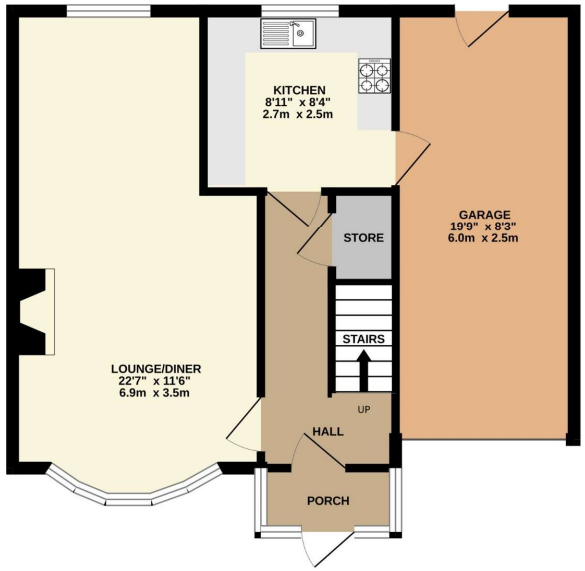
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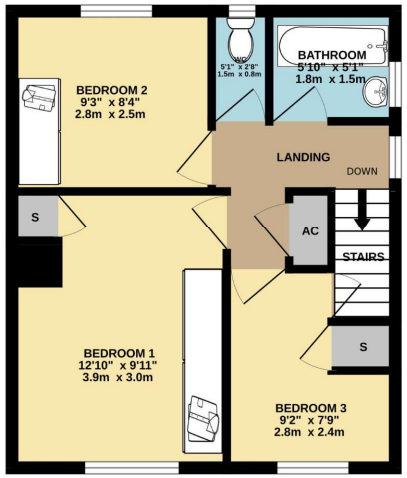


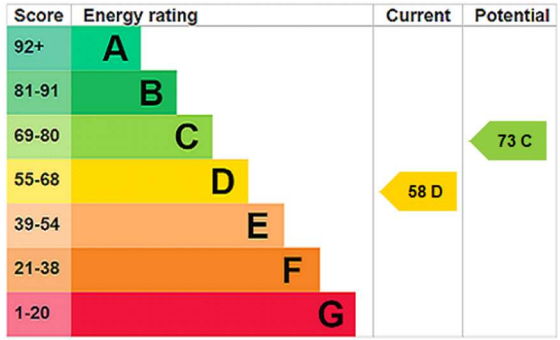


GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.





17 CLOVER ROAD B29 4DU

TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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