

oulsnam



257 Gristhorpe Road, Selly Park, B29 7SN

Offers in the region of £270,000

EPC: D

A TWO BEDROOMED SEMI-DETACHED RESIDENCE SITUATED ON THIS POPULAR TREE LINED STREET ON THE STIRCHLEY/SELLY PARK BORDER. Benefitting from a modern kitchen and generous rear garden the property is conveniently located for the vibrant village of Stirchley, transport links and the amenities and shopping facilities of Selly Oak. EP Rating: D

LOCATION

The property is well located in Selly Oak near the boundary with Stirchley, a popular area to put down roots for first-time buyers and growing families alike.

Selly Oak is a popular location convenient for the highly regarded University of Birmingham and The Queen Elizabeth Hospital. A number of larger retailers can be found at two retail parks in Selly Oak to include M&S Food, Sainsburys, Costa, Next, Homebase etc.

Nearby Stirchley Village offers various amenities and shopping facilities to include a selection of bars, coffee shops and restaurants in this vibrant and continually changing popular suburb.

The property is also well located for access to Bournville. This beautiful Birmingham suburb is well-known for being the creation of George Cadbury, with whom the Village shares a long historic connection.

The cross-city rail service provides regular trains into Birmingham New Street station & Grand Central from Bournville and Selly Oak Stations. Intervening stations provide convenient access to the University of Birmingham and the Queens Elizabeth Hospital.

There are outdoor green spaces locally at Selly Park and Muntz Park.

SUMMARY

- Well Located Two Bedroomed Semi-Detached Residence
- Two Comfortable Reception Rooms with Feature Fireplaces
- Modern Fitted Kitchen
- Two Good-Sized Bedrooms to the First Floor
- Spacious First Floor Bathroom comprising; Walk-in Shower Cubicle, Bath, Wash Basin and WC
- Generous Rear Garden with Lawned and Patio Area
- Well situated for the amenities and Shopping Facilities of Selly Oak and Stirchley
- Popular Schools Nearby
- Good Transport Links locally to include bus routes and the cross city railway line at Bournville and Selly Oak train stations
- Ideally located for the University of Birmingham and the Queen Elizabeth Hospital

DATA

Tenure - the Agent understands the property is Freehold

Council Tax Band - B

Heating and Glazing - Gas Fired Central Heating and UPVC Double Glazing



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Reception Room:
9' x 12'9" (2.74m x 3.89m)including bay

Lounge:
12'5" x 12'2" (3.78m x 3.7m)

Hall:
with cupboard under stairs

Kitchen:
7'1" x 11'1" (2.16m x 3.38m)

FIRST FLOOR

Landing:
with loft access

Bedroom One:
12'5" x 11'2" (3.78m x 3.4m)

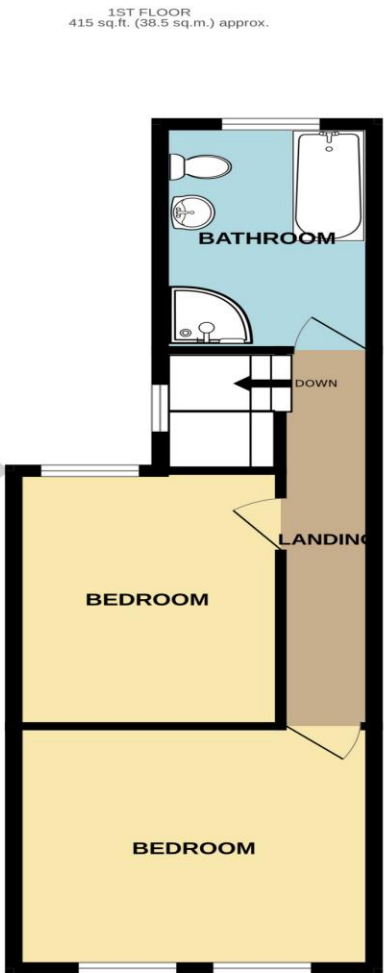
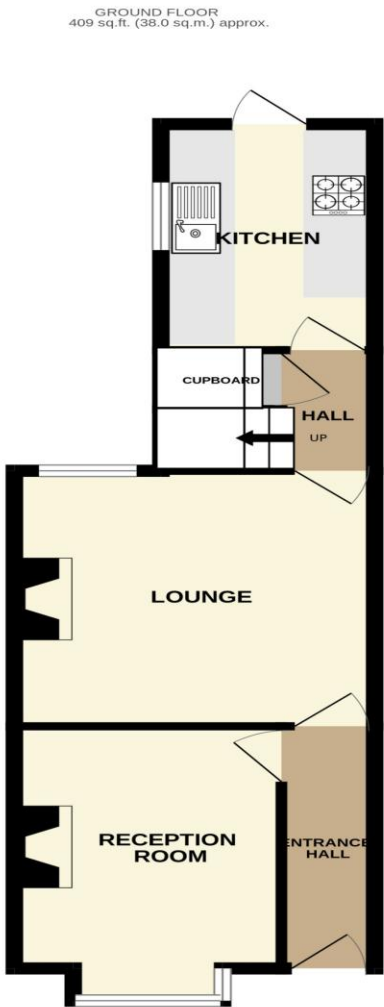
Bedroom Two:
9'4" x 12'3" (2.84m x 3.73m)

Bathroom:
7'3" x 10'11" (2.2m x 3.33m)

OUTSIDE

Front Garden

Rear Garden





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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