

**9 Springdale Gardens, Selly Oak, Bournville Village Trust**
**Offers in the region of £595,000**

**EPC: C**

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LOCATION

Selly Oak is one of the most sought after residential areas in South Birmingham due particularly to its close proximity to Birmingham University, the Queen Elizabeth Hospital and Birmingham City Centre. Today the area is a hive of activity hosting many sought after schools including Selly Oak Academy and other facilities and amenities. The area has great transport links into Birmingham City Centre and the surrounding areas via regular road and rail public transport services. Interestingly, the 'Oak' element of the name Selly Oak comes from a prominent oak tree that formerly stood on Bristol Road.

* The property is approached via a private drive with block paved driveway to front for two vehicles, lawn to side with flower bed and canopy entrance leading to the front door

* Entrance hallway with sunken door mat, stairs leading to the first floor accommodation and downstairs WC with wash hand basin on vanity unit and space for coats

* Lounge to front with a private outlook

* Spacious kitchen diner offering good socialising space to include room for a dining table along with sofa. The kitchen comprises: a range of high gloss units, numerous integrated appliances to include five ring gas burning hob, extractor canopy, electric oven and grill, dishwasher and fridge freezer. One and a half bowl undermount sink unit with mixer tap

* Utility room with stainless steel sink, work top, cupboard and plumbing for washing machine

* Landing to the first floor with a bright aspect, airing cupboard and additional storage cupboard

* The property boasts four double bedrooms with in - built storage cupboards to three bedrooms. Ensuite to bedroom one comprising: double shower cubicle with fitment, low level WC and wash hand basin on vanity unit with drawers below






* Bathroom complete with panelled bath, enclosed shower cubicle with fitment and sliding doors, low level WC and wash hand basin

* Low maintenance rear garden with patio area, outside tap, and paving stones leading to the shed, side gate access

* Good sized garage providing excellent storage space and access to the house

GENERAL INFORMATION

Tenure: The Agent understands the property is Freehold

Management Charges:

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

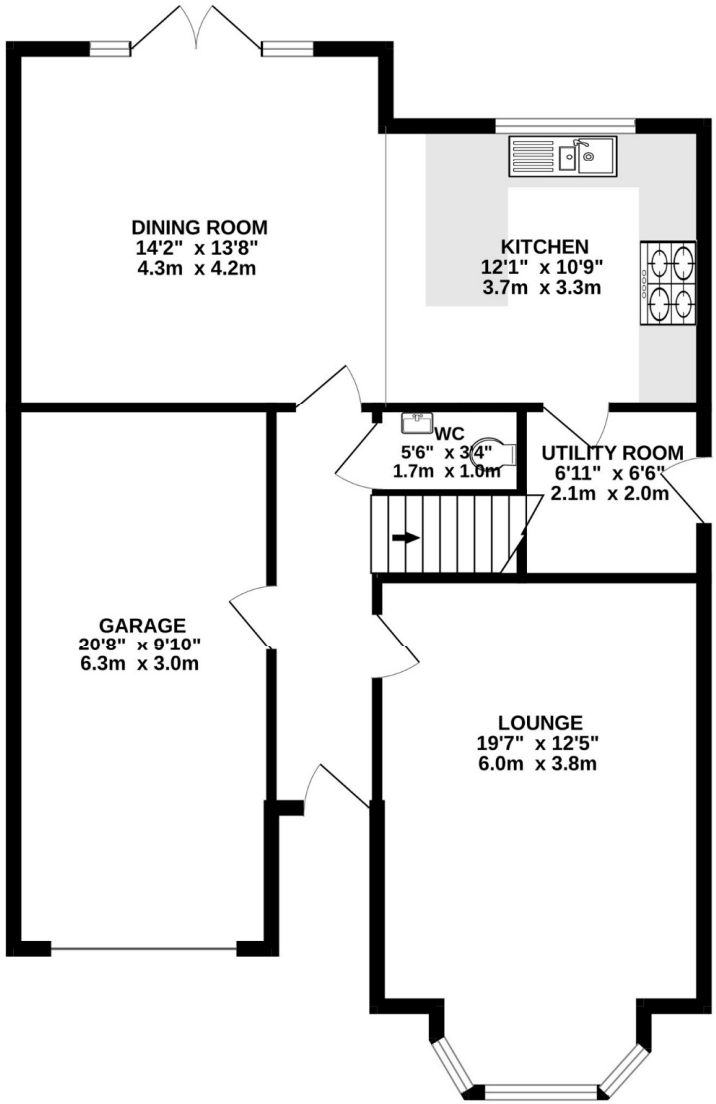
There is also a resident's management company in place, the annual charge is approx. £500 per annum

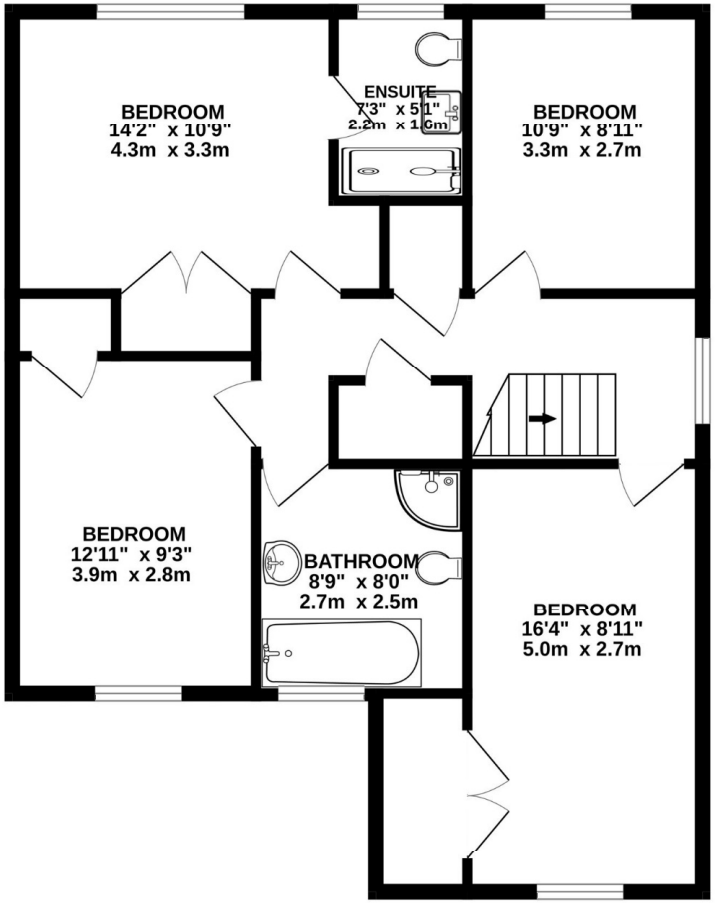
Agent's Note: The development is serviced via a sewerage treatment plant which falls under the resident's management company charge

Purchasers should seek verification of all charges via their solicitor








TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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. Under the Money Laundering Regulations, we are required to verify the identity of the buyer before accepting an offer.

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