oulsnam







39 Second Avenue, Selly Park, B29 7HD

Offers in the region of £425,000

EPC: C

THIS EDWARDIAN TERRACED RESIDENCE LOCATED IN THIS MOST DESIRABLE TREE-LINED ROAD IN SELLY PARK boasts original features and offers a spacious four bedroomed family home arranged over three storeys. Very well located for transport links and amenities with Cannon Hill Park and the Rea Valley national cycle route in close proximity. EP Rating: C

LOCATION

Selly Park provides excellent access to surrounding areas, with the City Centre, Moseley Village, Edgbaston, Bournville, and the vibrant Stirchley village all local to the property.
Important centres within a radius of approximately two miles include the Queen Elizabeth and Priory Hospitals, Moseley Village, Cadburys at Bournville, the Mailbox and Birmingham Bullring shopping centre. Cannon Hill Park, the Birmingham Wildlife Centre, the Midlands Art Centre and the Edgbaston Cricket Ground.
The property is ideally situated for public transport. It is close to many train stations, with Selly Park, University station and the new train stations in Moseley and Kings Heath (under construction) both only approximately 1 mile away and Birmingham New Street and Moor Street stations approximately 2 miles away with very regular bus routes along the Pershore Road.
Access to a range of cycle paths is nearby. These include the central cycle route into the City Centre along A38, a network of canalside cycle routes towards Worcestershire, Warwickshire and the City, as well as the Rea Valley national cycle route, which meanders its way along the River Rea, down into Cannon Hill Park and into the centre.
The property benefits from two supermarkets and several smaller shops and restaurants within easy walking distance.
Nearby primary schools include St Edwards catholic school and Raddlebarn school, with secondary schools including the highly rated Queensbridge and the University of Birmingham school. There are a range of nurseries within a 0.5 mile radius from the address.

SUMMARY

• A Well Presented Edwardian Terraced Residence Conveniently Located in this Popular Road in the Selly Park Avenues Conservation Area

• Spacious Inter-connecting Reception Rooms with Bay Window to Lounge Area

• Fitted Kitchen with a range of Base and Wall Units, integrated dishwasher, washing machine and fridge/freezer

• Bright Breakfast Area with Skylights and Patio Doors leading to the Rear Garden

• Ground Floor WC

• Three Good Sized First Floor Bedrooms with an Ensuite Shower Room to Bedroom One

• First Floor Family Bathroom comprising Bath with Shower Over, Wash Basin and WC

• Spacious Loft Bedroom with Ensuite Shower Room and Picture Window

• Attractive Rear Garden with Paved Patio leading to the lawned area

• Very Well Situated for Transport Links, Parkland and the national cycle route

DATA

Tenure: Agent understands the property is Freehold

Council Tax Band: D

Heating and Glazing - Gas Fired Central Heating and a Combination of Double Glazed and Single Glazed Windows





ACCOMMODATION

GROUND FLOOR

Vestibule

Entrance Hall

Lounge:
10'6" (3.2) x 12' (3.66) (plus bay)

Dining Room:
10'10" x 13'1" (3.3m x 4m)

Kitchen/Breakfast Area:
8'3" (2.51) (max) 5'3" (1.6) (min) x 27'4" (8.33)

WC:
2'7" x 8'5" (0.79m x 2.57m)

FIRST FLOOR

Landing

Bedroom One:
12'11" (3.94) (max) 5'9" (1.75) (min) x 12'2" (3.7) (max)
8'11" (2.72) (min)with fitted wardrobe

Ensuite Shower Room:
7'11" (2.41) x 3'6" (1.07) (max) 2'2" (0.66) (min)

Bedroom Three:
8'3" x 13'2" (2.51m x 4.01m) with fitted wardrobe

Bedroom Four:
8'6" x 11' (2.6m x 3.35m) with fitted wardrobe

Bathroom:
5'2" x 7'6" (1.57m x 2.29m)

SECOND FLOOR

Landing

Bedroom Two:
10'8" (3.25) (max) 8'6" (2.6) (min) x 16'8" (5.08) with storage cupboard

Ensuite Shower Room:
4'8" x 6'4" (1.42m x 1.93m)

OUTSIDE

Shallow Fore Garden

Rear Garden



39 SECOND AVENUE

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.
Made with Metropix ©2025









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.

235 Mary Vale Road, Bournville, Birmingham, B30 2DL

Tel: 0121 433 4500 | bournville@oulsnam.net