Rice Chamberlains
ESTATE AGENTS LLP

311 Gristhorpe Road

Selly Park, Birmingham, B29 7SN

Offers Over £285,000

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A BEAUTIFULLY PRESENTED EDWARDIAN HOME – PACKED WITH CHARACTER & OFFERED WITH NO UPWARD CHAIN! If you're looking for a first home with a little more personality, this gorgeous two double bedroom Edwardian semi-detached could be just the one! Set on a sought-after, tree-lined road on the Selly Park / Stirchley border, the property beautifully combines period character with stylish, contemporary touches and offers a surprising amount of space and light throughout. The location is a real highlight. Stirchley's vibrant high street is close at hand, while Bournville and Selly Oak train stations provide excellent links into Birmingham City Centre. The QE Hospital and University of Birmingham are also within easy reach, along with the shops, cafés and amenities of Selly Oak and Cotteridge. Inside, there's a welcoming entrance hallway, a lovely interconnecting living and dining space, contemporary kitchen and, to the rear, a wonderful mature garden complete with a fantastic home office/workshop – ideal for anyone working from home. Upstairs are two generous double bedrooms and an impressive, spacious four-piece bathroom. Full of character, ready to move into and, importantly, offered with NO UPWARD CHAIN, this is a fantastic opportunity for first-time buyers looking for something a little bit special. Call our Bournville sales team to arrange your viewing!

Approach

This superbly presented and much improved two bedroom semi detached property is approached via a pretty fore garden with low level privet hedgerow and low maintenance fore garden offering stone chippings with raised engineering bricks surround and flowerbeds and blue engineering brick pathway giving access to hardwood front entry door complete with leaded light window opening into:

Entrance Hall

With opaque window to the front aspect, feature tongue and groove panelling to half wall height, cornice to ceiling, ceiling light point, oak engineered wooden floor covering, central heating radiator, meter storage cupboard and bespoke glazed sliding interior door opening into:

Front Reception Room

13'3" into bay x 8'9" (4.04 into bay x 2.68)

With original wooden single glazed feature bay window to the front aspect, ceiling light point, cornice to ceiling, inset gas cast iron fireplace on raised hearth with decorative wooden mantle piece and surround, in-built cupboards to alcoves, central heating radiator, oak engineered flooring and bespoke sliding doors opening into:

Rear Reception Room

12'1" x 12'4" (3.7 x 3.76)

With continued oak engineered flooring, central heating radiator, inset cast iron log burning stove on decorative raised tiled hearth, cornice to ceiling, double glazed window to the rear aspect, ceiling light point and further glazed interior door opening into:

Inner Lobby

With continued oak engineered flooring, stairs giving rise to the first floor landing, central heating radiator, open walkway into bespoke under stairs storage area with in-built wicker storage drawers, further storage area, wall mounted light point and interior door opening from the lobby into:

Refurbished Kitchen

11'5" x 7'3" (3.5 x 2.21)

With a contemporary selection of white fronted wall and base units, wall mounted Baxi combination boiler, space facility for washing machine, integrated Zanussi oven, integrated Zanussi microwave, integrated fridge and freezer, four ring burner gas hob with in-built extractor over, integrated Beko dishwasher, stainless steel sink and drainer with mixer tap, tiling to splash backs, contemporary tiling to floor, ceiling light point, double glazed window to the side aspect, central heating radiator and original style exterior glazed door giving access out to the rear garden and side return.

First Floor Accommodation

From inner lobby turning staircase with decorative balustrades gives rise to the first floor landing with frosted double glazed window to the side aspect, two ceiling light points, central heating radiator, loft access point with pull down ladder and excellent storage and original style internal doors opening into:

Bedroom one

11'4" x 12'4" to rear of wardrobes (3.46 x 3.76 to rear of wardrobes)

With two double glazed sash windows to the front aspect, recessed spot lights to ceiling, cornice to

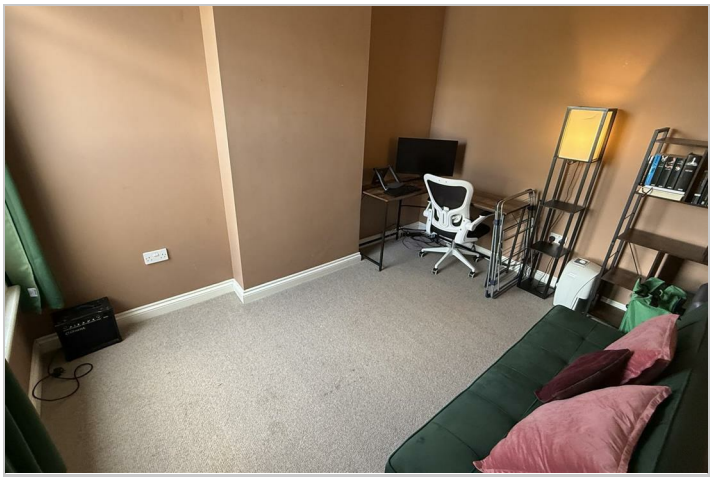
ceiling, central heating radiator and a selection of in-built wardrobes to alcoves and chimney breast.

Bedroom Two
12'4" x 9'3" (3.76 x 2.83)
With ceiling light point, double glazed wood effect sliding sash window giving views to the rear aspect and central heating radiator.

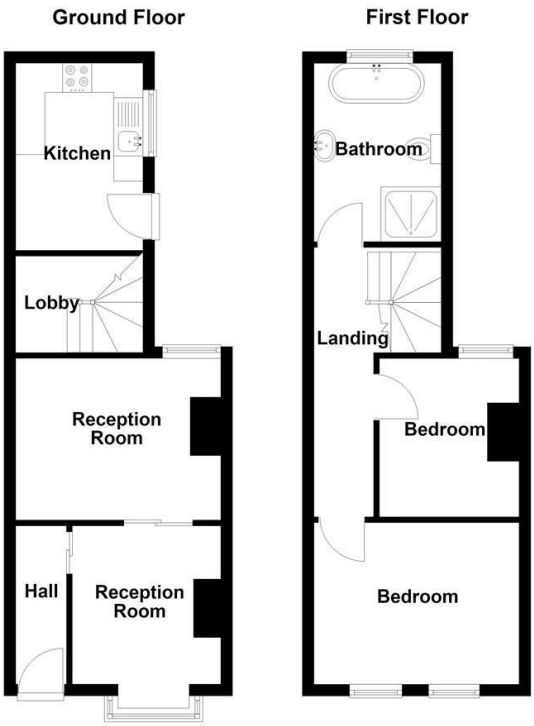
Four Piece Bathroom
5'6" x 11'3" (1.68 x 3.43)
With claw footed roll edge free standing bath with hot and cold mixer tap and telephone shower attachment, walk-in double shower with mains power shower over, contemporary wall mounted wash hand basin with hot and cold mixer tap and under sink double storage units, push button WC, fully tiled floors, contemporary tiling to walls, frosted double glazed window to the rear aspect, wall mounted extractor and recessed spot lights to ceiling.

Rear Garden
From the kitchen access to the side return with wooden access gate giving access to the front of the property, block paved side patio with raised decorative flowerbeds to borders, access to out buildings with storage shed and further door opening into outside WC with high flush WC and frosted glazed window to the rear garden. Main rear garden with a block paved patio with sculptured lawn with pathway leading to rear garden area with further raised flowerbeds, log store, mature plants, trees and shrubs and rear patio with blue engineering brick edgings giving access into:

Rear Home Studio/Office
21'3" approx x 8'9" (6.5 approx x 2.68)
With double glazed bi-folding front doors to front, wooden clad surround, double glazed windows to the side aspect and offering wi-fi. electric, insulated and has the potential for an outside home working office or gym as currently used as an office with side pathway to side giving further storage.



Floor Plan



NOT to Scale
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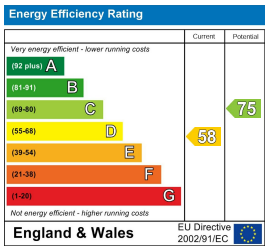
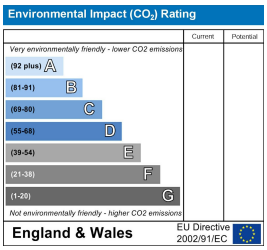
Rice Chamberlains.
Plan produced using PlanUp.

Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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