



25 Selborne Grove | | Birmingham | B13 0LB

Early viewing is advised of this three bedroom mid terraced property making an ideal purchase for a 1st time buyer or buy to let investor. Set in a quiet cul de sac location and with excellent transport links, amenities and schooling all close by and further benefit of being in NO ONWARD CHAIN. The property briefly affords off road parking, porch, hallway, lounge, breakfast kitchen, garden room/utility area, downstairs bathroom, three good sized bedrooms and pleasant rear garden. Further benefits from gas central heating and majority double glazed.

Price: £155,000

- No Onward Chain
- Mid Terraced Property
- NO ONWARD CHAIN
- Cul De Sac Location
- Three Good Sized Bedrooms



Property Description

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APPROACH

The property is set behind a dropped kerb and provides ample parking, shared side gate access and porch leading to the accommodation.

PORCH

Having a single glazed door and matching windows to either side with a further door having obscure double glazed window and

leading into hallway.

HALLWAY

Having a central heating radiator, door off to lounge and stairs to 1st floor.

LOUNGE

13' 9" x 11' 9" (4.2m x 3.6m) Having a aluminium framed double glazed window to the front elevation, central heating radiator, corniced coving to ceiling, useful under stairs storage cupboard housing the electric and gas meters, ceiling light and electric power points. Further door leads through to the breakfast kitchen.

KITCHEN/BREAKFAST ROOM

9' 10" x 9' 6" (3.0m x 2.9m) Having a single glazed window and door leading through to the garden room/utility area, range of wall, drawer and base units with roll top laminate surface over incorporating a stainless steel sink drainer unit with mixer tap over, 4 ring halogen hob, electric oven beneath and extractor over, tiling

to water prone areas, corniced coving, ceiling light and door leading through to downstairs bathroom and inner hallway.

DOWNSTAIRS BATHROOM

5' 10" x 4' 11" (1.8m x 1.5m) Having a single glazed obscure window to the rear elevation, three piece suite in white comprising of a panelled bath, wash hand basin pedestal, low level flush W/c, central heating radiator and being fully tiled.

GARDEN ROOM/UTILITY AREA

13' 5" x 5' 6" (4.1m x 1.7m) Having single glazed windows to the rear, double glazed aluminium framed door to rear, polycarbonate roof and plumbing for a washing machine.

LANDING

Having loft access, doors off to three bedrooms and a useful over alleys storage cupboard.

BEDROOM ONE

17' 0" x 10' 5" (5.2 max m x 3.2 m) A generous sized room with aluminium framed double glazed window to the front elevation, central heating radiator, useful over stairs storage cupboard, ceiling light, corniced coving and electric power points.

BEDROOM TWO

12' 9" x 9' 2" (3.9 m x 2.8 m) Double bedroom with aluminium framed double glazed window to the rear, central heating radiator, corniced coving, ceiling light and electric power points.

BEDROOM THREE

9' 6" x 7' 6" (2.9 m x 2.3 m) Having an aluminium framed double glazed window to the rear elevation, central heating radiator, corniced coving, ceiling light and electric power point.

REAR GARDEN

Having a paved terraced area, mainly laid to lawn with side paved pathway and being fenced in to all boundaries. Side gate access through to the front of the property.

TENURE

Our client advises us that the property is Freehold. If you purchase this property tenure details must be verified by your solicitor / conveyancer.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. We have not tested any of the fixtures, fittings, services, and equipment. Purchasers must satisfy themselves that any item is in working order and is fit for the purpose.

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PROPERTY OMBUDSMAN

We are a member of this organisation and adhere to their Codes of Practice, and their complaints redress procedures.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

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