



245 Selly Oak Road  
Bournville, Birmingham, B30 1HR  
Asking Price £550,000

A WONDERFUL, FOUR BEDROOM SEMI-DETACHED, THREE STOREY PERIOD HOME IN A PRIME LOCATION! This is an exquisite example of this much-loved style of period home, beautifully blending character, space and high-quality modern upgrades. From the abundance of natural light to the stylishly re-fitted kitchen and bathrooms, and the thoughtfully landscaped rear garden, this is truly one of the finest homes of its kind we've seen. Perfectly positioned for everything the area has to offer, including highly sought-after local schools, a short stroll to Rowheath Park, and the excellent amenities of Bournville, Cotteridge and Stirchley. Commuters are also well served by nearby Kings Norton and Bournville train stations. This has been a wonderful family home for many years and is now ready for its next chapter. The accommodation briefly comprises: driveway, vestibule and welcoming hallway, stunning open-plan living room with bay window and log burning stove flowing into a spacious dining room with underfloor heating, an impressive extended breakfast kitchen with bay window, utility room, and a stylish re-fitted guest WC with shower. Outside is a wonderful zoned, landscaped rear garden with rear and side access. Upstairs, the first floor offers a generous main bedroom, two further well-proportioned bedrooms, and a contemporary re-fitted four piece bathroom, with a further staircase rising to a superb fourth bedroom on the top floor. You also have the benefit of solar panels with a feed in tariff meaning you earn as you save! To arrange your viewing, please contact our Bournville Sales Team – we anticipate strong interest!



#### Approach

This superbly presented and extended four-bedroom period semi-detached home is approached via a landscaped front driveway combining block paving and stonework, complemented by raised brick-edged borders with mature planting. Side access leads to the rear garden, EV charging point, retractable security bollard and with a composite frosted double glazed entrance door opening into:

#### Vestibule

Housing gas and electric meters, with a glazed internal door and window above opening into:

#### Entrance Hallway

A welcoming space featuring laminate flooring, central heating radiator, dado rail, and corniced ceiling, with doors leading into:

#### Open Plan Living/Dining Room

14'07" x 12'06" to recess (4.45m x 3.81m to recess)

A beautifully presented living space with laminate flooring, double glazed bay window to the front, cornicing, and a feature log-burning stove set on a slate hearth. Bespoke shelving with ambient lighting to the alcoves enhances the room, which flows seamlessly through glazed bi-folding wooden French doors with vision panels above opening into:

#### Dining Area

14'05" x 15'1" (4.39m x 4.60m)

Continuing the laminate flooring with underfloor heating, this generous dining space enjoys a rear aspect window, three ceiling light points, and under-stairs storage, with a glazed door land step leading down to:

#### Kitchen - Dining Room

19'03" x 12'01" into bay (5.87m x 3.68m into bay)

A standout feature of the home, this impressive kitchen is fitted with contemporary gloss units and a central island/breakfast bar. A range of integrated appliances includes double oven, five-ring gas hob with Siemens extractor, dishwasher, and a one-and-a-half bowl Franke sink with integrated waste disposal unit. Multiple windows provide excellent natural light, complemented by feature lighting and slate-effect tiled flooring.

#### Utility Room

10'04" x 6'09" (3.15m x 2.06m)

With a further selection of wall and base units with work surface, space facility for washing machine and tumble dryer, circular sink with hot and cold mixer tap, double glazed picture window to the rear garden, recessed spot, double glazed exterior door giving access to the rear garden and door opens into:

#### Refurbished Ground Floor Shower Room

With hidden cistern push button WC, walk-in shower, double glazed window to the rear aspect and central heating radiator.



### First Floor Accommodation

From hallway stairs with decorative balustrading and dado rail gives rise to the split level first floor landing with two ceiling light point, further staircase giving rise to the top floor, dado rail and internal doors opening into:

### Bedroom One

15'10" to rear of wardrobe x12'01" (4.83m to rear of wardrobe x3.68m)

With feature triple double glazed windows and further double glazed picture window to the front aspect, two central heating radiators, original stripped pine door with original style furnishing to under stairs storage cupboard with in-built shelving, two wall mounted light points and ceiling light point.

### Bedroom Two

13'0" to rear of wardrobe x 10'03" (3.96m to rear of wardrobe x 3.12m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and built-in wardrobe.

### Refurbished Bathroom

7'04" x 8'06" (2.24m x 2.59m)

This stunning four piece bathroom comprises a contemporary free standing bath with hot and cold mixer tap and shower attachment, corner entry shower with overhead rainfall powered shower and further separate shower units, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap and hidden cistern push button WC, recessed spots to ceiling, ceramic towel rail, contemporary cladding and tiling, tiled flooring and a frosted double glazed window to the side aspect.

### Bedroom Three

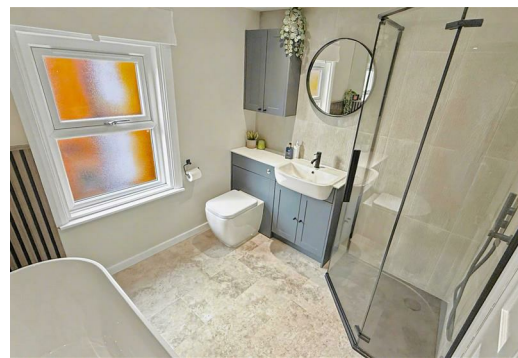
10'03" x 10'05" (3.12m x 3.18m)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Top Floor Accommodation

21'01" from dormer max x 16'08" min x 15'01" max x (6.43m from dormer max x 5.08m min x 4.60m max x 4.)

From the first floor landing staircase gives rise to the fourth bedroom. This characterful fourth bedroom with double glazed roof light to the rear aspect and further double glazed dormer window to the front, in-built storage to eaves spaces, central heating radiator, wash hand basin on pedestal with hot and cold taps and ceiling light point.



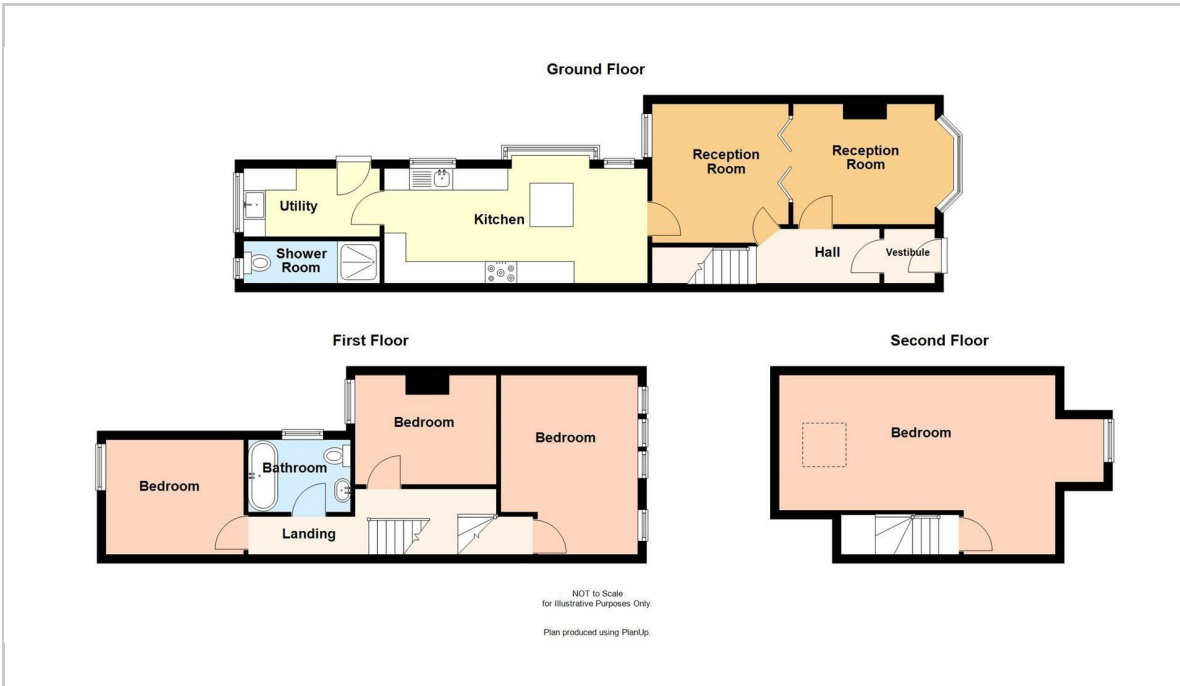
### Rear Garden

The rear garden has been thoughtfully landscaped to create a series of defined outdoor spaces, ideal for both relaxing and entertaining. An initial paved terrace, complete with pergola, provides an excellent seating and dining area, leading onto a well-maintained central lawn bordered by neatly planted beds. To the rear, a further garden zone has been designed with ease of maintenance in mind, featuring a stylish gravelled seating area with raised planters and a timber summerhouse, creating a private and tranquil setting. Additional features include mature trees, established planting, integrated water system and a useful storage shed, with the garden enjoying a good degree of privacy throughout. To the rear there is a garage being accessed from a service road which would make an excellent home office or any further use and being screened from the house.

### SOLAR PANELS

The solar panels generate on average 2100 kWh per annum and that amounts to £600 per annum from the government Feed-In tariff scheme. Payments to the homeowner are per kWh generated and are index linked (so increase annually). Details available upon request.





## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	