



## 150 Gristhorpe Road

Selly Park, Birmingham, B29 7SL

Offers Over £270,000



**\*A CHARMING EDWARDIAN SEMI-DETACHED WITH NO ONWARD CHAIN!\*** Situated on a highly sought-after, tree-lined road straddling the Selly Park and Stirchley border is this delightful two-bedroom Edwardian semi-detached home. Brimming with character, charm, and natural light, this lovely home enjoys the added benefit of being positioned on the sunny, south-facing side of the street! Perfectly placed for convenient access to a host of local hotspots including Stirchley's ever-popular high street, Selly Oak and Cotteridge's amenities and a wealth of transport links. Walking distance to local supermarkets including Morrisons, Aldi and Lidl and nearby Bournville and Selly Oak train stations offer direct links to the QE Hospital, University of Birmingham, and Birmingham City Centre—making commuting a breeze. The accommodation on offer briefly comprises: a fore garden, entrance vestibule, hallway with storage, open-plan living and dining room, kitchen, utility room extension and a mature rear garden with a host of fruit trees. Upstairs, you'll find two generous double bedrooms and a family bathroom. To arrange your viewing, please contact our Bournville sales team today!



### Approach

This extended two bedroom semi is approached via a low level wall with a wrought iron front gate to front garden with block paving and front flowerbed also with blue engineering pathway to side access and gate to rear garden and a composite front door with double glazed window above opening into:

### Entrance Vestibule

With cornice to ceiling, wall mounted electric fuse box, ceiling light point, lobby area with door opening into in-built storage cupboard and two overhead storage units, central heating radiator and open walkway into:

### Open Plan Living/Dining Room

13'05" x 10' (4.09m x 3.05m)

Front reception room with double glazed bay window to the front aspect, cornice to ceiling, in-built shelving to alcoves, ceiling light point and open walkway into rear.

### Rear Reception Room

12' 04" x 12'05" (3.66m 1.22m x 3.78m)

With an inset open cast iron fireplace with decorative tiles and tiled hearth, double glazed doors with accompanying French door with window above giving views and access to the rear garden, central heating radiator, ceiling light point, cornice to ceiling and opens into:

### Inner Lobby

With stairs giving rise to the first floor landing,

under stairs storage cupboard, central heating radiator and open walkway into:

### Kitchen

10'11" x 7'01" (3.33m x 2.16m)

With laminate wood effect floor covering, a selection of white shaker style wall and base units with wooden block work surfaces over incorporating one and a half bowl sink and drainer with hot and cold mixer tap, space facility for gas cooker, feature tiling to splash backs, cornice to ceiling, double glazed window to the side aspect, door opening into boiler cupboard housing the Worcester Bosch combination boiler, plumbing facility for tumble dryer and door opens into:

### Rear Utility Extension

10'01" x 7'07" (3.07m x 2.31m)

With frosted double glazed windows to the side and rear respectively, frosted double glazed exterior door giving access to the side garden, continued laminate wood floor covering, central heating radiator, a selection of base units incorporating stainless steel sink and drainer with hot and cold mixer tap, plumbing facility for washing machine and ceiling light point.

### First Floor Accommodation

From the inner lobby turning staircase gives rise to the first floor landing with double glazed window to the side aspect, two ceiling light point, loft access point with pull down ladder and internal doors opening into:

## Bathroom

7'02" x 11'03" (2.18m x 3.43m)

A modern bathroom suite comprising panel bath with hot and cold mixer tap and mains powered shower over, low flush WC, wash hand basin on pedestal with hot and cold taps, low level Victorian style radiator, further Victorian style radiator/towel rail, frosted double glazed window to the rear aspect, ceiling light point, tiled floor and tiling to splash backs.

## Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

## Bedroom One

12'04" x 11'02" (3.76m x 3.40m)

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

## Bedroom Two

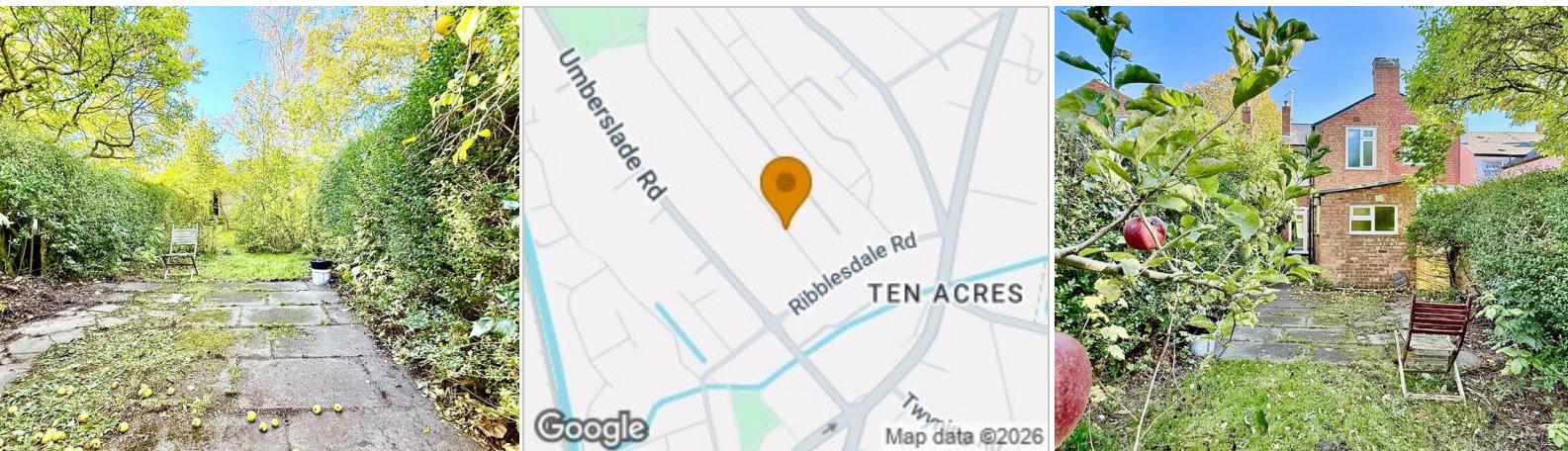
12'03" x 9'03" (3.73m x 2.82m)

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

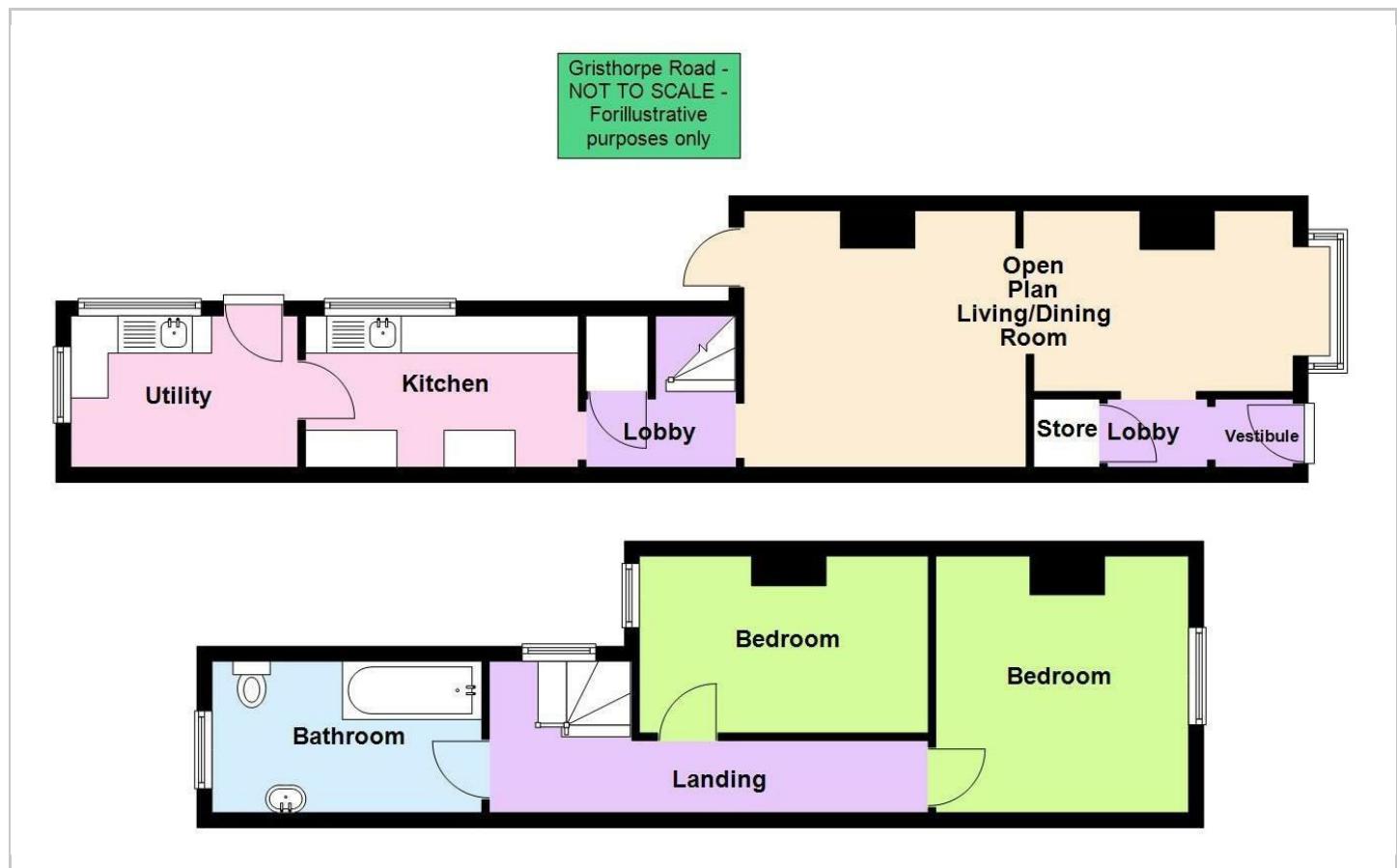
## Rear Garden

A superb rear garden with a varied selection of fruit trees incorporating quince, plum, cherry and three apple trees, further vegetable patches with raised sleeper flowerbeds, mature lawn, garden shed to the rear hedgerows to boundaries and side access gate to the front of the property.





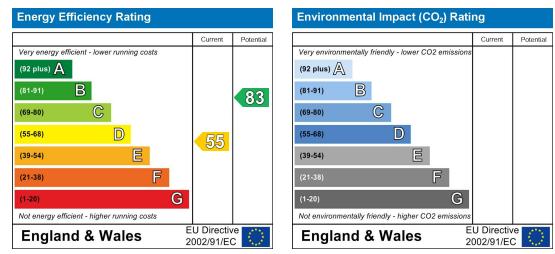
## Floor Plan



## 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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