



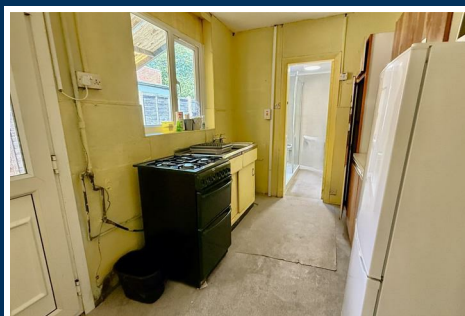
225 Gristhorpe Road

Selly Park, Birmingham, B29 7SP

Offers In The Region Of £230,000



CHARACTERFUL PERIOD SEMI IN SOUGHT-AFTER LOCATION – FULL MODERNISATION REQUIRED, NO CHAIN!
 Located on this popular tree-lined road in Selly Park / Stirchley, ideally positioned for access into Stirchley's thriving independent high street, as well as excellent transport links via Bournville train station, QE Hospital, University of Birmingham and Birmingham City Centre – this Victorian semi-detached home presents a fantastic opportunity for those looking to put their own stamp on a property. Offered with no onward chain, the property retains many period features and original charm, while now requiring a comprehensive programme of refurbishment and modernisation. The accommodation includes: fore garden, entrance hallway, two separate reception rooms, ground floor bathroom, kitchen area to the rear with potential to extend (subject to planning), and a generous rear garden offering excellent scope. To the first floor are two well-proportioned double bedrooms and further single bedroom. The property offers excellent potential for renovation into a superb family home in a much-loved location. To arrange your viewing or for further information, please contact our Bournville sales team on 0121 458 1123.



Approach

The property is accessed via a shared pedestrian pathway and low-level wrought iron fencing, with a low-maintenance foregarden laid with blue slate chippings. A path leads to a UPVC frosted double-glazed front door.

Entrance Hall

The hall contains a wall-mounted electric meter and gives access to the front and rear reception rooms via a glazed internal doors.

Front Reception Room

13'07" x 8'11" (4.14m x 2.72m)

Located at the front of the property, this room includes a double-glazed bay window, ceiling light point, and glazed internal sliding French doors to the rear reception/living room.

Rear Reception Room

12'04" x 12'02" (3.76m x 3.71m)

Situated to the rear, the living room offers a tiled hearth and inset gas fire, ceiling light point and double glazed window to rear.

Inner Hallway

An inner hallway includes an under-stairs storage cupboard and an internal door to the rear reception room, with stairs leading to the first floor and door opening into;

Kitchen

11'07" x 7'02" (3.53m x 2.18m)

Fitted with a range of wall and base units, with space for a gas cooker, fridge, and freezer. Includes a double-glazed window to the side, a UPVC double-glazed door to the rear garden, and a ceiling light point.

Ground Floor Bathroom

7'05" x 6'02" (2.26m x 1.88m)

Comprises a walk-in electric shower, pedestal wash basin with cold tap, frosted double-glazed side window, ceiling light point, and an airing cupboard housing the hot water tank.

Landing / Hall

A welcoming entrance hallway featuring a turning staircase that rises to the first floor. Natural light streams in through a double-glazed window to the side elevation. From the hallway interior doors open into;

Bedroom One

12'02" x 11'02" (3.71m x 3.40m)

A bright and airy main bedroom, benefiting from a double-glazed window to the front elevation and a ceiling light point.

Bedroom Two

9'03" x 12'02" (2.82m x 3.71m)

A well-proportioned double bedroom with a double-glazed window to the rear aspect, ceiling light point and in-built cupboard to alcove.

Bedroom Three

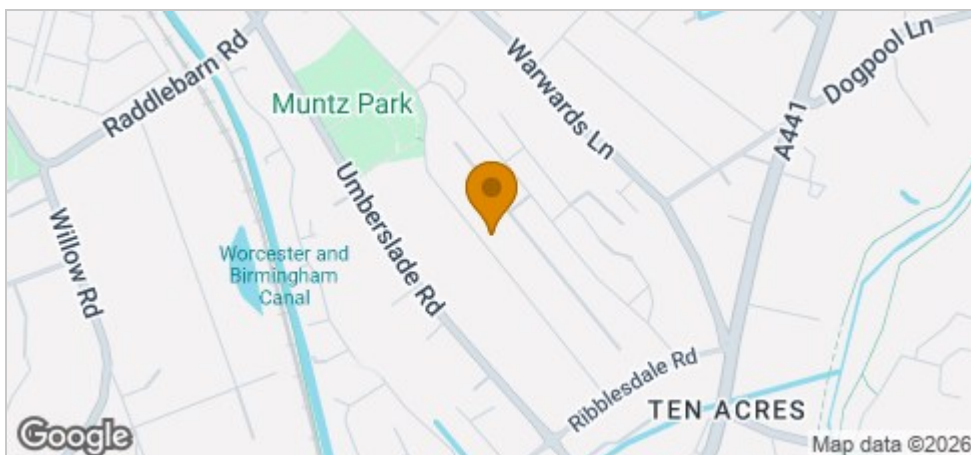
7'02" x 10'09" (2.18m x 3.28m)

This bedroom includes a double-glazed window to the rear, allowing plenty of natural light. It also features a central ceiling light point.

Rear Garden

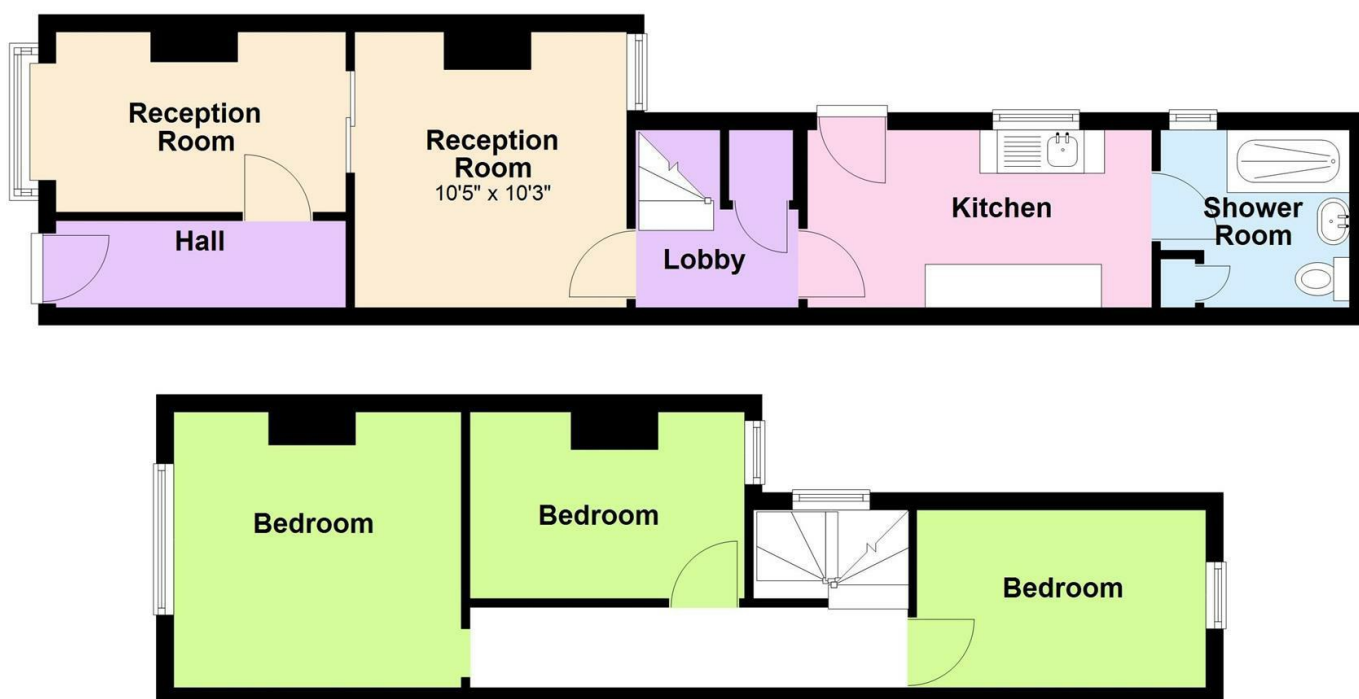
The property has a side lean-to, a concrete patio, and a rear garden with mature lawn and flower borders, enclosed by low-level panel fencing. Side access is available via a pedestrian gate to the front of the property.





Floor Plan

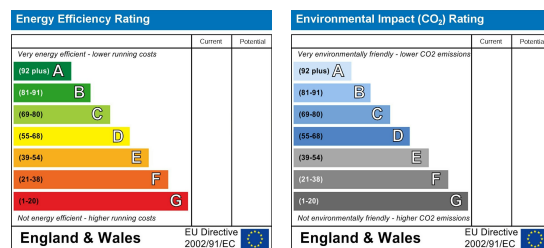
Gristhorpe Road - NOT TO SCALE - For illustrative purposes only



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



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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.