



63 Cecil Road

Selly Park, Birmingham, B29 7QQ

Offers Over £250,000



****LOVELY TWO BEDROOM HOME IN PRIME LOCATION!!**** Beautiful period home in this fantastic location in Selly Park which offers not only excellent access into the City Centre, QE Hospital and University via the nearby transport links but also the local attractions which include Cannon Hill Park and Edgbaston Cricket Ground via the River Rea walk which is located locally. The property itself has to offer the following centrally heated and double glazed (where stated) accommodation; shallow fore garden, through lounge, kitchen and utility/study area and staircase rising to the first floor with two bedrooms and bathroom. The property also benefits from a lovely rear garden and rear garage with electrics and access onto a service road with views of the river. The property benefits from HIVE heating system throughout and also has the added benefit of planning permission for a loft extension and kitchen extension. Energy Efficiency Rating C. To arrange your viewing to fully appreciate this amazing home please contact our Moseley office.



Approach

The property is approached via a front fore garden with a paved pathway leading to front entry door opening into:

Through Lounge

26'0" max into bay x 11'4" (7.93 max into bay x 3.47)

Reception Room One

11'4" x 13'4" (3.47 x 4.08)

With wooden laminate to flooring, double glazed bay window to the front aspect, ceiling light point, central heating radiator, decorative coving to ceiling and open walkway into:

Reception Room Two

12'2" x 11'4" (3.72 x 3.47)

With ceiling light point, coving to ceiling, central heating radiator, continued laminate to flooring, double glazed window to the rear aspect, feature fireplace with tiled surround, mantle piece and hearth and single glazed door opens into:

Lobby Area

With central heating radiator, stairs giving rise to the first floor landing and open walkway into:

Kitchen

6'7" x 12'1" (2.01 x 3.70)

With laminate to flooring, white wall and base units

with marble effect work surfaces incorporating Bosch induction hob with extractor over and cooker, tiling to splash backs, stainless steel sink and drainer with mixer tap over, double glazed window to the side aspect, ceiling spotlights and open walkway into:

Utility/Study Area

7'9" x 4'7" (2.37 x 1.40)

With space for washing machine and fridge freezer, work surface area for study space, Velux window, double glazed window to the rear aspect, continued tiling to flooring and UPVC patio door giving views and access to the rear garden.

First Floor Accommodation

With stairs giving rise to the first floor landing with original window with stained glass insets to the side aspect, two ceiling light points, loft access point and doors opening into:

Bedroom One

11'0" x 11'4" (3.37 x 3.47)

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

Bedroom Two

12'3" x 8'4" (3.74 x 2.56)

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

Bathroom

8'4" x 6'6" (2.56 x 1.99)

With lino to flooring, low flush WC, sink in vanity unit with mixer tap over, bath with mixer tap and shower over, storage area housing wall mounted 'Worcester' boiler and providing useful storage space, double glazed opaque window to the rear aspect, wall mounted extractor fan, ceiling spotlights, wall mounted towel rail and tiled surround.

Loft Room

16'11" x 11'5" both with restricted head height (5.16 x 3.50 both with restricted head height)

With ceiling strip light and being boarded.

Garage

17'7" x 11'8" (5.38 x 3.57)

With single glazed window to the front aspect, ceiling light point, wooden door giving access to the rear garden and metal opening door.

Rear Garden

With a paved patio area leading to lawn turfed area with stone chippings to rear, mature trees and shrubs to borders and door opening into:

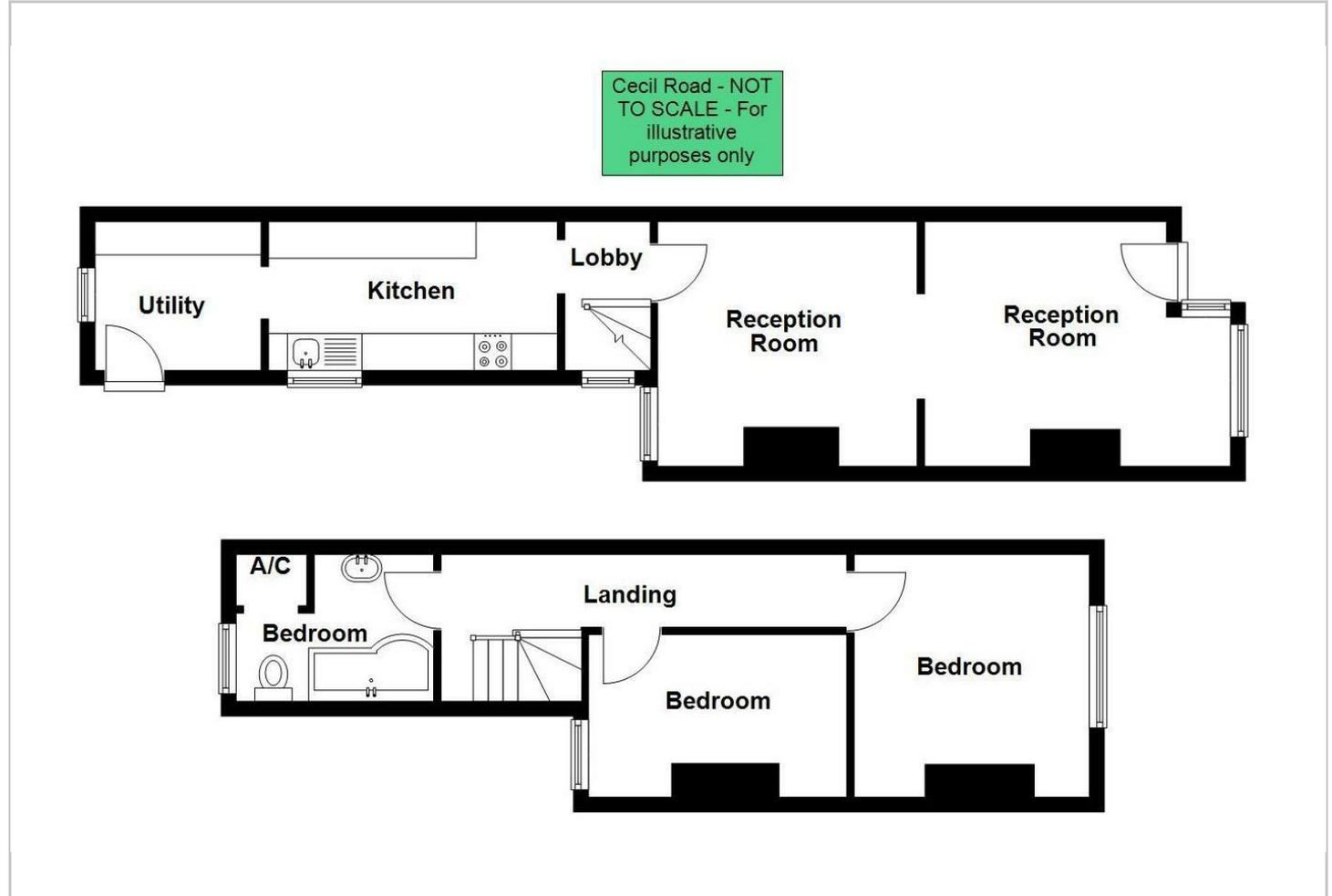
Council Tax Band

According to the Direct Gov website the Council Tax Band for 63 Cecil Road, Selly Park, Birmingham, B29 7QQ is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





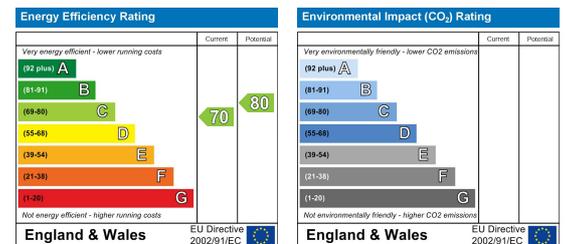
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 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.