



46 First Avenue

Selly Park, Birmingham, B29 7NS

Offers In The Region Of £385,000



Situated on a highly sought-after tree-lined road, this charming period property combines generous living space with wonderful character and exciting potential. Offered for sale with no onward chain, the home features three versatile reception rooms, a kitchen and a lovely rear garden with views to Cannon Hill Park. With its attractive double bays, period charm and outstanding location close to the QE Hospital, University of Birmingham, Moseley Village and the city centre, this is a superb opportunity to create a truly special home.



Approach

This nicely presented, characterful and extended three-bedroom terraced home is approached via a low-level front wall with wrought iron gate and shared pathway, leading to a low-maintenance Cotswold stone foregarden. A pathway leads to a hardwood front door opening into:

Inner Vestibule

With Minton tiled floor covering and a double-glazed hardwood front door with stained glass window opening into:

Entrance Hall

With picture rail, cornice to ceiling, ceiling light point, hardwood flooring, central heating radiator and stairs rising to the first floor landing. An archway with corbel detail leads through the hallway, with internal doors opening into:

Front Reception Room

14'08" into bay x 10'11" (4.47m into bay x 3.33m)

Featuring a double-glazed bay window to the front aspect with stained glass inserts, cornicing to ceiling, picture rail, shelving to alcoves and an inset gas fire with raised hearth and wooden mantel and surround. Central heating radiator and built-in meter cupboard

Rear Reception Room

11'02" x 14'02" (3.40m x 4.32m)

With cornice to ceiling, picture rail and ceiling rose with central light point. Hardwood double-glazed French doors with side and overhead windows provide views and access to the rear garden. Continued hardwood flooring, inset gas fireplace with raised hearth and wooden mantel and

surround, three wall light points and central heating radiator. An original style internal door with brass furnishings opens into:

Breakfast Room

12'03" x 10'03" into bay (3.73m x 3.12m into bay)

With double-glazed hardwood bay window to the side aspect, laminate wood flooring, ceiling light point and central heating radiator. Further internal door leading to:

Kitchen

14'04" x 9'02" (4.37m x 2.79m)

Fitted with a matching range of hardwood wall and base units with roll-edge work surfaces. Integrated double oven and grill, Neff four-ring gas hob with extractor hood above, and one-and-a-half bowl stainless steel sink with mixer tap. Space for fridge freezer, washing machine, slimline dishwasher and tumble dryer. Double-glazed hardwood door with side window providing access to the side return, with additional windows to the side and rear aspects. Wall-mounted Baxi boiler, recessed ceiling spotlights, tiled flooring and tiled splashbacks.

First Floor Accommodation

From the hallway, a staircase with balustrade rises to the first floor landing with ceiling light point, over-stairs storage cupboard and doors leading to:

Bedroom One

16'05" x 14'02" (5.00m x 4.32m)

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

Bedroom Two

14'07" x 10'03" (4.45m x 3.12m)

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

Bathroom

5'x 8'03" (1.52mx 2.51m)

Comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with electric shower over and shower screen. Frosted double-glazed window to the side aspect, full tiling to walls and floor, recessed ceiling spotlights and heated chrome towel rail.

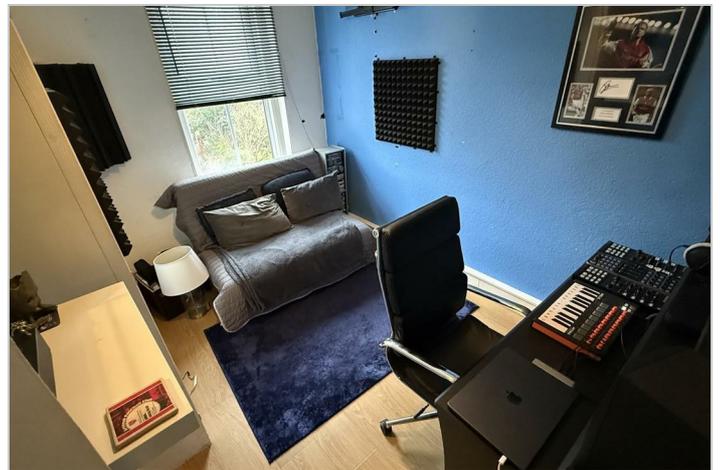
Bedroom Three

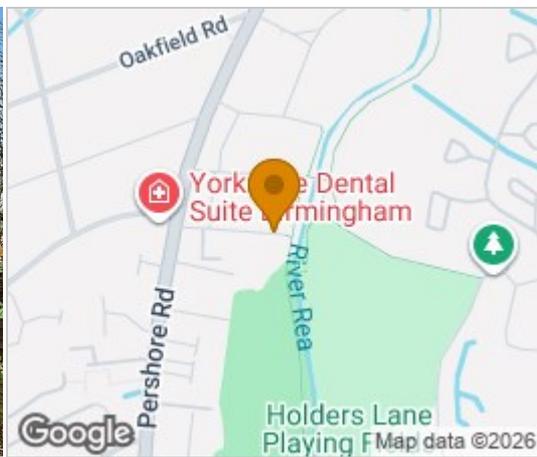
10'01" x 8'05" (3.07m x 2.57m)

With laminate wood flooring, ceiling light point, central heating radiator, double-glazed window to the rear aspect and built-in cupboards to the alcove.

Rear Garden

Accessed via the kitchen or reception room, the rear garden features a side return with wooden access gate to the front, a rear patio area and a main lawned garden with decorative flowerbeds to the borders. There is hardstanding for a garden shed and a selection of mature trees and shrubs.





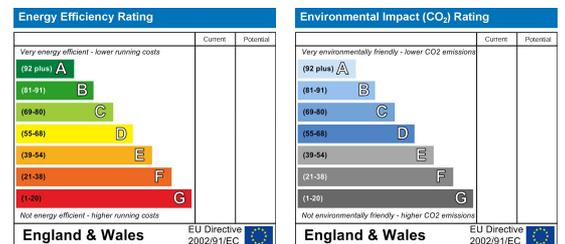
Floor Plan



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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