



## 31 Selly Hall Croft

Bournville, Birmingham, B30 2HL

Offers Over £299,995



**\*GREAT LOCATION - IDEAL FIRST HOME!\*** An excellent opportunity to purchase this two-bedroom semi-detached home, offering the chance for a buyer to truly make it their own, all within a highly sought-after Bournville setting. Set within a quiet cul-de-sac, the property is ideally positioned for everything the area has to offer. There are well-regarded local schools close by, a short walk to Bournville Train Station providing excellent commuter links, and Bournville Village Green right on your doorstep. The vibrant hubs of Stirchley and Cotteridge are also easily accessible, along with a selection of local parks. The accommodation provides a blank canvas and briefly comprises: driveway and fore garden, enclosed porch, living / dining room, breakfast kitchen, and a particularly attractive full-width rear conservatory overlooking a larger than average, south-facing rear garden. A good-sized garage offers further potential and versatility. To the first floor are two well-proportioned bedrooms and a modern bathroom. A fantastic opportunity for first-time buyers, downsizers or investors looking to secure a property in a prime location with future potential. To arrange your viewing, please contact our Bournville Sales Team.



#### Approach

This nicely presented two-bedroom semi-detached property is approached via a tarmac driveway providing off-street parking for multiple vehicles, complemented by a fore lawn and pathway leading to a double-glazed front entrance door opening into:

#### Entrance Porch

With recessed spotlights to the ceiling, central heating radiator, and a door opening into:

#### Living Room

18'07" into bay x 1208" (5.66m into bay x 368.20m)

A bright and welcoming reception room featuring stairs rising to the first-floor landing, double-glazed lattice-effect bay window to the front aspect, ceiling light point, two central heating radiators, and a feature fireplace with wooden mantel, surround, raised tiled hearth, and electric log-burning stove. An internal door opens into:

#### Breakfast Kitchen

12'06" x 8'09" (3.81m x 2.67m)

Fitted with a U-shaped range of wall and base units with roll-edge work surfaces. Integrated appliances include a four-ring gas hob with stainless steel extractor, Beko oven, and space for a washing machine and fridge freezer. Additional features include a one-and-a-half stainless steel sink with mixer tap, tiled flooring and splashbacks, breakfast

bar area, central heating radiator, ceiling light point, and a frosted double-glazed door opening into:

#### Full Width Conservatory

8'09" x 15'06" (2.67m x 4.72m)

A superb south-facing conservatory enjoying views over the rear garden, with double-glazed French doors and windows, tiled flooring, lantern-style roof light, and central heating radiator—ideal as a second reception or dining space.

#### First Floor Accommodation

From the living room, a staircase with balustrade rises to the first-floor landing with ceiling light point, decorative cornicing, and doors leading to:

#### Bathroom

7'04" x 6 (2.24m x 1.83m)

With wash hand basin on vanity unit with hot and cold mixer tap, push button low flush WC, panel bath with mains powered shower over and hot and cold mixer tap, fully tiled to walls and floor, frosted double glazed lattice effect window to the side aspect, loft access point and heated chrome towel rail.

#### Bedroom One

8'03" x 12'07" (2.51m x 3.84m)

With two double-glazed windows overlooking the rear garden, ceiling light point, and central heating radiator.

### Bedroom Two

7'02" x 12'09" (2.18m x 3.89m)

Featuring two double-glazed lattice-effect windows to the front aspect, ceiling light point, central heating radiator, and over-stairs storage cupboards, one with built-in hanging space.

### Rear Garden

The property benefits from a generous rear garden that is not overlooked, beginning with a full-width patio and low-level wall, rising to a mainly lawned garden with mature planting and decorative flowerbeds to all borders. Panel fencing encloses the garden, with a pathway leading to the side of the property and access to:

### Garage

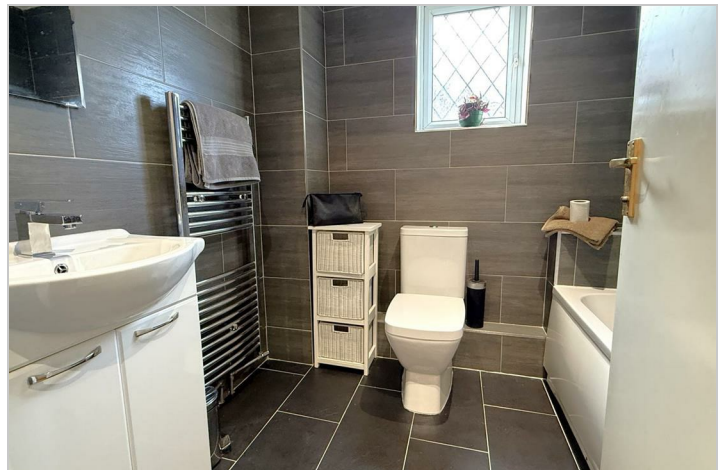
7'11" x 16'06" (2.41m x 5.03m)

With very solid/secure roller door to the front

driveway, central heating radiator, wall-mounted Worcester Bosch combination boiler, and ceiling light point.

### 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.





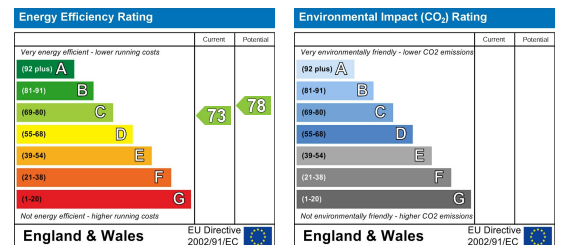
## Floor Plan



## 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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