



## 17 Water Mill Close

Selly Oak, Birmingham, B29 6TS

Offers In The Region Of £245,000



**\*IDEALLY POSITIONED FOR THE QUEEN ELIZABETH HOSPITAL AND THE UNIVERSITY OF BIRMINGHAM\*** This well-proportioned mid-terraced home is offered with no onward chain and presents an excellent opportunity for buyers seeking a property with genuine scope to improve and add value but also being a great size family home. The property is accessed from an immaculate front garden and opens via a useful porch into a welcoming hallway with storage, leading to a spacious lounge with bay window overlooking the garden and a generous breakfast kitchen opening out onto a lovely South facing mature rear garden. Upstairs, there is a great size main bedroom, two good single rooms, alongside a modern shower room and a separate WC. The property is well served by excellent transport links, including Selly Oak and University train stations, and is ideally located for easy access to Harborne Village, as well as the amenities and retail parks of Selly Oak with Bournville being a little further afield. This is a great home so please call our Bournville sales team to book your viewing!



#### Approach

This well-presented and surprisingly spacious three-bedroom mid-terrace property is approached via immaculate front hedgerows, a low-level boundary wall, trellis fencing and a wooden gate opening onto a pathway with fore lawn, decorative flowerbeds and a slabbed path leading to a single-glazed frosted front door opening into:

#### Porch

With single-glazed frosted windows to the front aspect, parquet flooring, built-in meter cupboards, ceiling light point and glazed internal door opening into:

#### L-Shaped Hallway

With laminate wood-effect flooring, ceiling light point, stairs with balustrade rising to the first-floor landing, central heating radiator, under-stairs storage cupboard, additional storage cupboard and glazed internal door opening into:

#### Living Room

15'06" to bay x 13' (4.72m to bay x 3.96m)  
With feature wooden-framed double-glazed bay window to the rear aspect, ceiling light point, central heating radiator, laminate flooring and built-in brick fireplace with inset electric fire.

#### Open Plan Kitchen and Dining Room

18'06" x 8'11" (5.64m x 2.72m)  
Fitted with a range of hardwood wall and base units with roll-edge work surfaces, tiled splashbacks,

ceramic one-and-a-half bowl sink and drainer with mixer tap, double-glazed window to the front aspect, space for washing machine, integrated Hotpoint oven with four-ring hob and built-in extractor over, breakfast bar area, central heating radiator and two strip ceiling light points. The space opens into the dining area, with continued laminate flooring and double-glazed sliding patio doors opening onto the rear garden.

#### First Floor Accommodation

Stairs rise from the hallway to the first-floor landing, having a double-glazed window to the front aspect, loft access point, ceiling light point, central heating radiator, and walk-in boiler cupboard off the landing housing the wall-mounted Worcester Bosch combination boiler with further storage space. and doors leading from the landing to:

#### Bedroom One

14'10" x 8'04" (4.52m x 2.54m )  
With useful walk-in storage cupboard providing excellent storage space over the stairs, double-glazed window to the rear aspect, two ceiling light points, central heating radiator and a range of built-in bedroom furniture.

#### Bedroom Two

6'08" x 10'07" (2.03m x 3.23m)  
With double-glazed window to the rear aspect, ceiling light point and central heating radiator.

### Bedroom Three

10'08" x 6'08" (3.25m x 2.03m)

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

### Separate WC

4'11" x 2'11" (1.50m x 0.89m)

With parquet wooden flooring, frosted double-glazed window to the front aspect, ceiling light point, fully tiled walls and low flush WC.

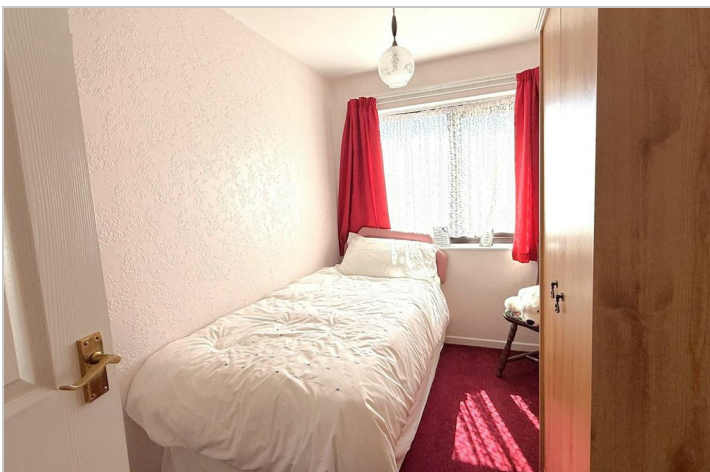
### Shower Room

5'4" x 4'9" (1.63m x 1.45m )

Comprising walk-in double shower with Bristan electric shower over, frosted double-glazed window to the front aspect, marble-effect cladding to all walls, corner-fitted wash hand basin set on vanity unit with mixer tap, heated chrome towel rail, parquet-style flooring and ceiling light point.

### Rear Garden

A beautifully maintained rear garden featuring an initial block-paved patio area, brick-built shed, additional garden shed, mature lawn, decorative flowerbed borders and panel fencing to the perimeter.





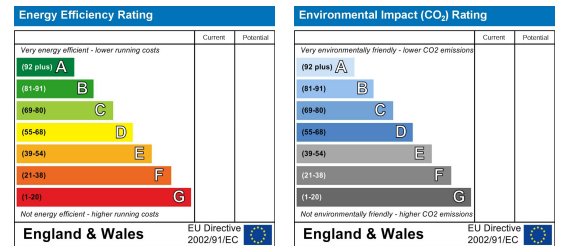
## Floor Plan



## 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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