



## 129 Warwards Lane

Selly Oak, Birmingham, B29 7QX

Offers In The Region Of £265,000



**SUPERB CHARACTER HOME – IMMACULATELY PRESENTED – NO CHAIN!** Situated in this highly sought-after location, this sizeable and beautifully maintained character home is offered to the market with the added benefit of no onward chain. Ideally positioned within Selly Oak and just a short stroll from the ever-popular Stirchley high street, renowned for its vibrant mix of independent bars, cafés, restaurants and coffee shops, the property is also conveniently located for Bournville, Moseley and Kings Heath. Excellent commuter links are provided via the nearby Pershore Road together with Bournville and Pineapple Road train stations, making this an exceptionally well-connected location. The property itself would make an ideal first-time purchase and offers well-presented accommodation throughout, briefly comprising; fore garden, welcoming hallway, front reception room, rear living room, contemporary kitchen, and a sunny mature rear garden. To the first floor are two generous double bedrooms and a stylish modern bathroom. A fantastic opportunity to purchase a charming period home in a thriving and well-connected location. Early viewing is highly recommended – please contact our Bournville team to arrange your appointment.



#### Approach

This well-proportioned two-bedroom mid-terrace property is approached via a low-level brick wall and steps leading to the front garden area, which features mature plants and shrubs. A pathway then leads to a UPVC leaded-light front entrance door opening into:

#### Entrance Vestibule

With original Minton tiled flooring, a double glazed window above the door to the front aspect, cornicing to the ceiling, and a glazed internal door opening into:

#### Hallway

With original red quarry tiled flooring, ceiling light point, and an internal door opening into:

#### Dining Room

13'5" to bay x 8'10" (4.09m to bay x 2.69m)

With exposed wooden flooring, double glazed bay window to the front aspect, built-in meter cupboard, picture rail, cornicing to the ceiling, central heating radiator, and ceiling light point.

#### Rear Living Room

12'03" x 12' (3.73m x 3.66m)

With double glazed window to the rear aspect, ceiling light point, cornicing to the ceiling, inset decorative cast iron fireplace with tiled hearth, central heating radiator, and internal door opening into:

#### Inner Lobby Area

With stairs rising to the first floor, door opening into an under-stairs storage cupboard, central heating radiator, and open walkway into:

#### Modern Kitchen

10'11" x 6'11" (3.33m x 2.11m)

With a contemporary range of matching wall and base units, integrated Samsung electric hob and Bosch oven with stainless steel extractor hood above, hardwood block work surfaces incorporating a circular stainless steel sink and drainer with hot and cold mixer tap, wall-mounted Vaillant combination boiler, space and plumbing for a dishwasher and washing machine, integrated fridge freezer, tiled splashbacks, tiled flooring, recessed spotlights to the ceiling, cornicing to the ceiling, frosted double glazed window to the side aspect, and frosted double glazed door providing access to the side return.

#### Rear Garden

With block-paved blue engineering brick side return leading to the main garden area, featuring a patio which extends onto a mature lawned area with a varied selection of mature trees, plants, and shrubs, together with a side wooden access gate leading to the front of the property.

### First Floor Accommodation

From the inner lobby area, stairs rise to the first floor landing with frosted double glazed window to the side aspect, two ceiling light points, and internal doors opening into:

### Contemporary Bathroom

11'03" 7' (3.43m 2.13m)

With a P-shaped panel bath incorporating a mains-powered shower, hot and cold mixer tap with shower attachment, contemporary wall-mounted wash hand basin with hot and cold mixer tap, push-button low flush WC, tiled flooring, heated towel radiator, recessed spotlights to the ceiling, built-in airing cupboard, and tiled splashbacks.

### Bedroom One

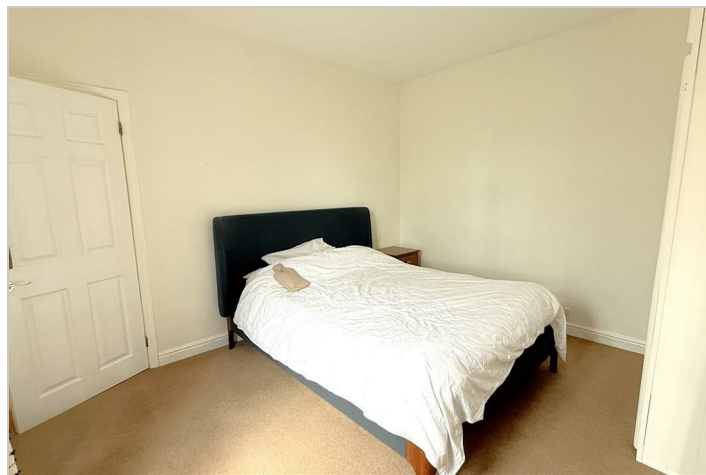
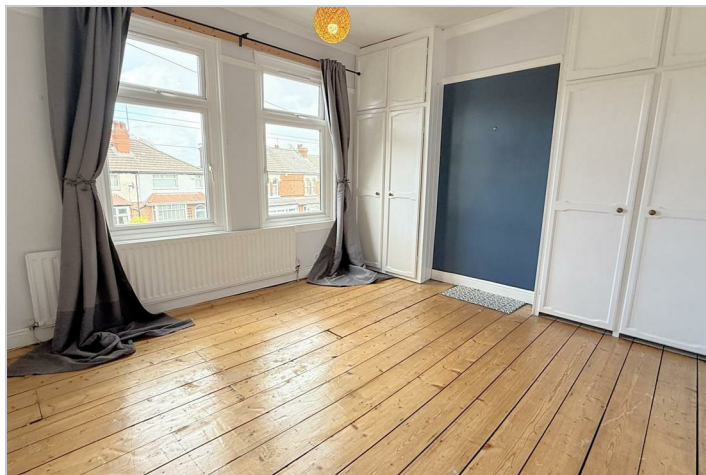
12'08" x 11'05" (3.86m x 3.48m)

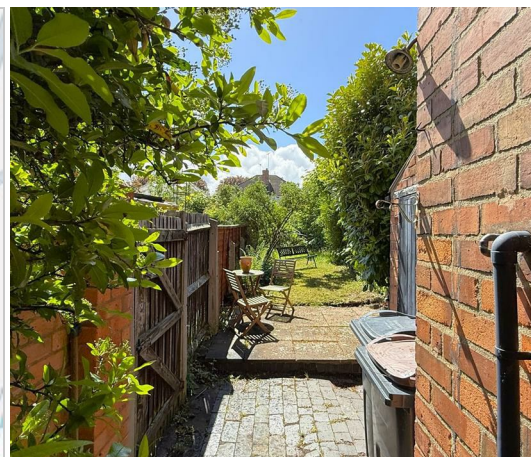
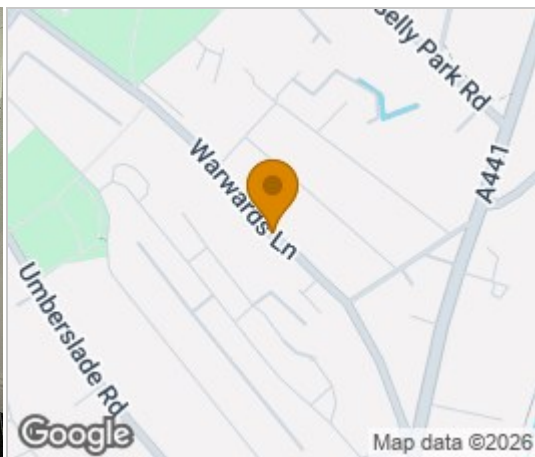
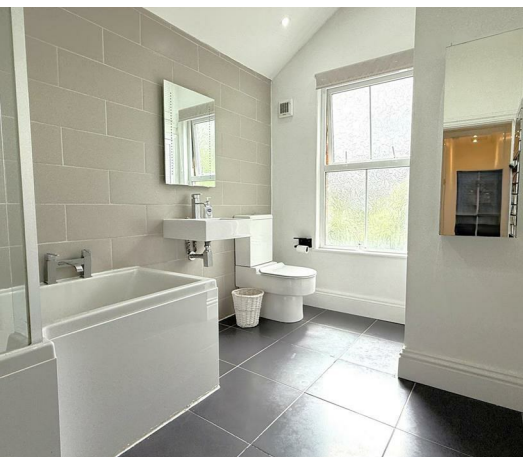
With two double glazed windows to the front aspect, central heating radiator, exposed refurbished wooden flooring, double built-in wardrobes with overhead storage units to the alcoves, picture rail, and ceiling light point.

### Bedroom Two

12'03" x 10'10" (3.73m x 3.30m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator, and built-in double wardrobe with overhead storage unit and shelving.





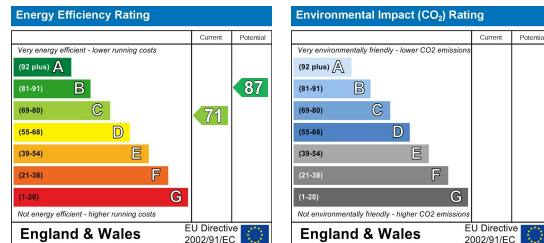
## Floor Plan



## 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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