



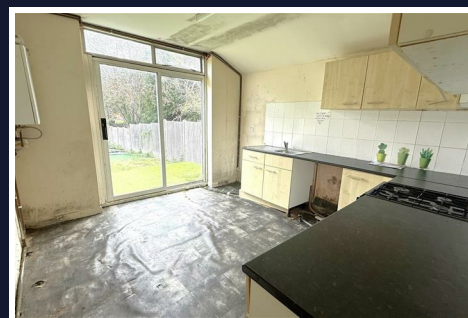
## 151 Umberslade Road

Selly Oak, Birmingham, B29 7SG

Auction Guide £220,000



**\*\*EXTENDED THREE BEDROOM PERIOD SEMI-DETACHED – FANTASTIC PROJECT, DRIVEWAY, GREAT GARDEN & NO CHAIN!\*\* MODERN AUCTION \*\*** Offering a great opportunity for buyers looking to create a home of their own, this extended three bedroom period semi-detached property is ideally positioned in this popular location and is offered for sale with **\*\*no onward chain\*\***. Requiring a full scheme of updating and modernisation throughout, the property offers excellent potential, with generous accommodation. The location is a real plus, with Stinchley's vibrant High Street and its fantastic selection of independent cafés, bars, restaurants and shops within easy reach. Bournville and Selly Oak train stations provide excellent commuter links into Birmingham City Centre, with convenient stops for the University of Birmingham and QE Hospital, while local parks and excellent transport links along both the Pershore and Bristol Roads are also nearby.



### Approach

This three bedroom semi is approached via a front driveway providing off street parking for multi vehicles with low level fencing to boundaries, then leading to a hardwood front entry door opening into:

### Entrance Hallway

With wall mounted electric fuse board, double opening doors to storage cupboard and glazed internal doors into:

### Open Plan Living/Dining Room

26'01" into bay x 12'01" (7.95m into bay x 3.68m)

With double glazed window to the rear aspect, double glazed bay window to the front aspect, further double opening doors into storage, two ceiling light points, central heating radiator and door opens into:

### Inner Lobby

With stairs giving rise to the first floor landing, door opening into under stairs storage cupboard, central heating radiator, ceiling light point and door opening into:

### Ground Floor WC

8'10" x 2'07" (2.69m x 0.79m)

With low flush WC, frosted double glazed window to the side aspect, ceiling light point, wash hand basin with hot and cold taps and tiling to splash back areas.

### Ground Floor Bathroom

8'04" max x 8'04" (2.54m max x 2.54m)

From lobby area door opens into bathroom with panel bath with electric shower over, wash hand basin on pedestal with hot and cold taps, frosted double glazed window to the side aspect, tiled walls, tiled floor, central heating radiator and low flush WC

### Kitchen

8'10" x 2'07" (2.69m x 0.79m)

From lobby further door opens into kitchen with central heating radiator, wall mounted Biasi boiler, sliding patio doors to the rear garden, a matching selection of wall and base units with work surfaces over, space facility for gas cooker, strip ceiling light point, tiled splash backs, stainless steel sink and drainer with hot and cold mixer tap and pace for washing machine and fridge freezer.

### Rear Garden

With a side return pathway, raised patio area and rear garden being laid manly to lawn with panel fencing to all borders.

### First Floor Accommodation

From the lobby area turning staircase gives rise to the first floor landing with double glazed window to the side aspect, two ceiling light points and doors opening into

### Bedroom One

12'04" x 11'02" (3.76m x 3.40m)

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

### Bedroom Two

12'03" x 9'02" (3.73m x 2.79m)

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

### Bedroom Three

7'02" x 11' (2.18m x 3.35m)

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





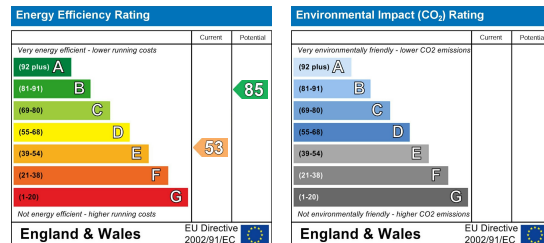
## Floor Plan



## 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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