

47 SELWYN ROAD, EDGBASTON, B16 0SJ



**A PARTICULARLY IMPRESSIVE SPACIOUSLY PROPORTIONED FREEHOLD
FOUR BEDROOMED DETACHED RESIDENCE WITH VIEWS TO EDGBASTON
RESERVOIR.
EPC BAND RATING E**

£675,000



Location

SELWYN ROAD is approached from Rotton Park Road and is a highly desirable and sought after location. Birmingham City Centre which is readily accessible as is the Queen Elizabeth Medical Complex and Birmingham University. There are schools for children of all ages and excellent public transport facilities to all surrounding areas. Edgbaston Reservoir is also within close proximity.

Description

47 SELWYN ROAD is one of the finest detached properties on Selwyn Road and has a most attractive frontal elevation and is set back beyond an in/out driveway. Offering excellent family based accommodation fully meriting an internal inspection and is in excellent decorative order throughout. At ground floor level there is a reception hall, guest cloakroom, three reception rooms, kitchen and double glazed conservatory. At first floor level are four excellent bedrooms, family bathroom and en-suite shower.

To complement the property is a side garage, summer house and beautifully landscaped rear gardens with views towards Edgbaston Reservoir.

The accommodation which is offered with NO CHAIN comprises in more detail:

On the ground floor

Reception Hall

15'7" x 10'3" (4.75m x 3.12m)
Having central heating radiator, staircase rising off, ceiling light point, built in storage cupboard, window to front elevation.





Charming Living Room

17'11" x 15'9" (5.46m x 4.80m)

Having electric coal effect fire set in rustic brick fireplace, hearth beneath, ceiling light point, cornice with plaster rose, two central heating radiators, several power points, TV aerial point, skylight, three leaded light UPVC double glazed windows to front elevation and picture windows and 'French' doors through to:



Double Glazed Conservatory

20'1" x 8'11" (6.12m x 2.72m)

Having tiled floor, electric panelled heater, several power points, two wall light points, two ceiling light points, fully glazed roof, double glazed picture window and 'French' doors to the immaculately maintained rear gardens.



Separate Dining Room

15'11" x 13'2" (4.85m x 4.01m)

Having two display niche, two wall light points, ceiling light point with decorative rose, cornice, door to kitchen, central heating radiator, two double glazed windows to front elevation.



Guest Cloakroom

Having tiled floor, WC with concealed cistern, understairs storage cupboard, wash hand basin, opaque double glazed window to rear.



Breakfast Room

14'9" x 10'9" (4.50m x 3.28m)

Having wall mounted gas boiler, central heating radiator, several power points, ceiling light point, door to dining room, sliding UPVC double glazed patio doors to the rear garden.



Kitchen

18'3" x 9'0" (5.56m x 2.74m)

Having a comprehensive range of fitted units to include two sink units and drainers with base units beneath, further base and wall units, matching work surface, two fluorescent strip lights, wall tiling, four seat breakfast bar, double door oven, four ring gas hob, extractor hood, double glazed picture windows to front and rear.



Side covered passageway

With door to garage, 'Belfast' sink, plumbing for automatic washing machine, storage cupboard, door to front, and door through to summer house.

On the first floor

A tread staircase leads to the galleried first floor landing with dual aspect double glazed windows, ceiling light point, access to loft, central heating radiator, and to:





Bedroom One

14'7" x 12'11" (4.45m x 3.94m)

Having built-in wardrobe, central heating radiator, power points, ceiling light point, double glazed window to front elevation.



En-suite shower room

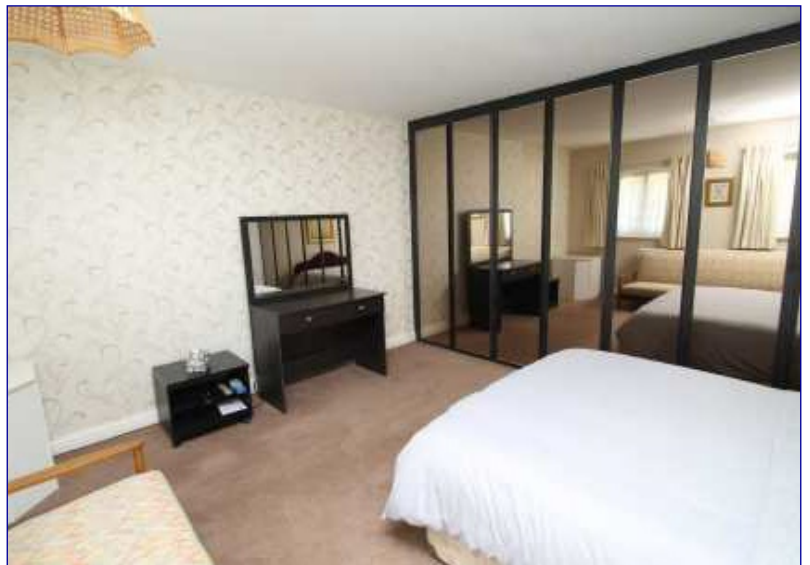
Having being recently refitted to include walk-in shower with on-line mixer and rain head, low level WC with concealed cistern, vanity wash hand basin, wall light points, medicine cabinet, space saver heated towel rail, double glazed window to side.



Bedroom Two

13'11" x 13'2" (4.24m x 4.01m)

Having built-in wardrobes, central heating radiator, power points, two ceiling light points, two double glazed windows to rear elevation.



Bedroom Three

10' x 9'11" (3.05m x 3.02m) Having central heating radiator, power points, ceiling light point, double glazed window to front elevation.



Bedroom Four

11'1" x 10'5" (3.38m x 3.18m) Having built-in double door wardrobes, central heating radiator, ceiling light point, double glazed window to rear elevation.

Well appointed fully tiled bathroom

Comprising panelled bath with on-line mixer shower with shield, vanity wash hand basin, space saver heated chromed towel rail, ceiling light point, double glazed window to side elevation.



Separate WC

With low level suite, wall tiling, double glazed window.

Outside

The property is set back beyond an in and out driveway.





Landscaped Rear Garden

Particularly well maintained and landscaped rear gardens comprise raised patio with dwarfed wall leading down to a two tiered lawn with established shrub and flowering borders, mature trees, hedging, the whole enjoying a high degree of privacy with views towards Edgbaston Reservoir.



Patio Area

Rear garden

Rear Elevation of house

Landscaped rear garden and patio area.



Attached Summer House

16'3" (max) x 12'4" (4.95m (max) x 3.76m) Having vaulted ceiling, central heating radiator, door and windows to the rear garden.



Side Garage



With power.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

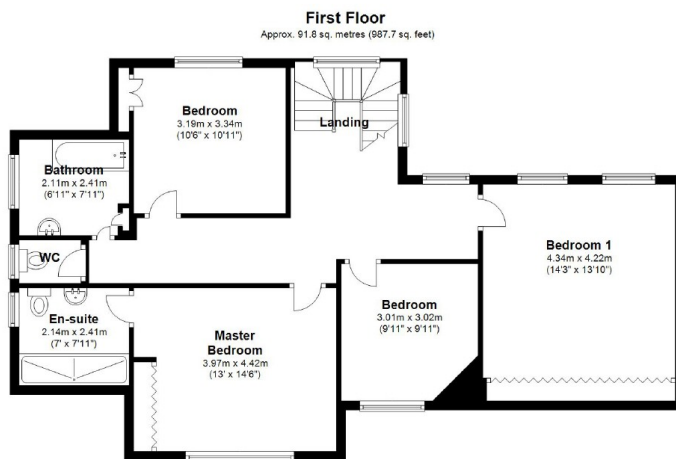
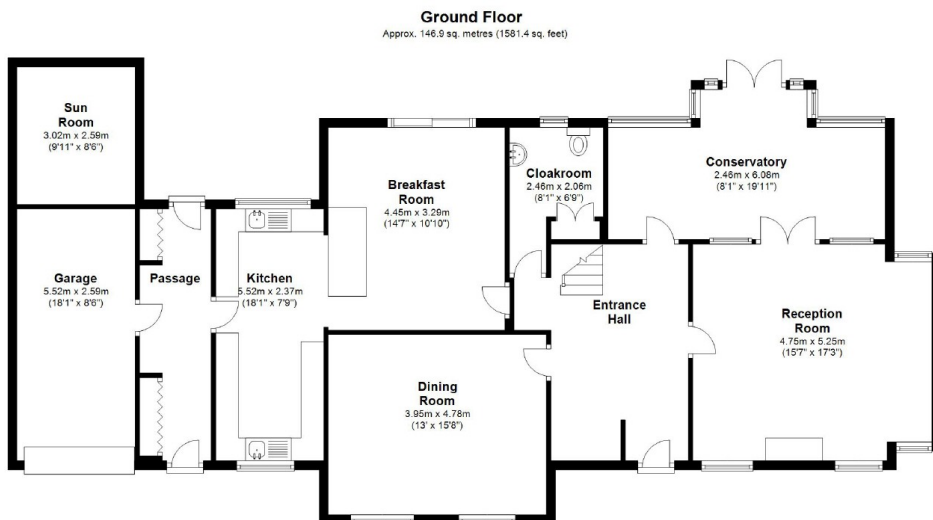
FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.

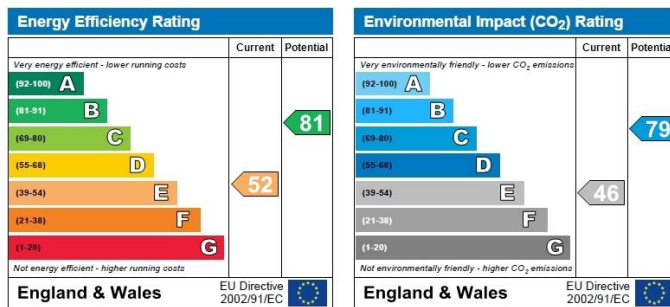








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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967

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MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".