

32 OVER MILL DRIVE, SELLY PARK, B29 7JL



AN IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY, BENEFITING FROM HAVING THREE RECEPTION ROOMS, INTEGRAL GARAGE AND EN SUITE SHOWER TO MASTER. SET WITHIN A QUAIN T CUL DE SAC IN THE SOUGHT AFTER SELLY PARK AREA OF BIRMINGHAM

£565,000

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Location

OVER MILL DRIVE is a quaint cul de sac in the Selly Park area of Birmingham. Conveniently situated within close proximity to a range of beautiful outdoor spaces such as: Highbury Park, Pebble Mill playing fields, Canon Hill Park and of course Selly Park itself. Places of interest nearby include the Queen Elizabeth Medical Complex and Priory Hospitals along with the University of Birmingham all of which can be accessed via excellent transport links along Selly Wick Road and Bristol Road which are within walking distance to the property. Commuting train links into Birmingham City Centre can be found at Selly Oak & Bournville stations which are also close at hand, making this an ideal location for commuters. Local amenities can be found within Selly Oak and the up and coming Stirchley Village, both of which are within easy reach, providing residents with an excellent choice of independent eateries cafés and bars plus Selly Oak Shopping Park which has an array of supermarkets and usual high street stores.

Introduction

2 OVER MILL DRIVE is a spacious detached property, set back beyond a block set driveway and quaint foregarden. Set within a quiet cul de sac, The property briefly comprises in more detail; entrance porch leading into entrance hall, guest wc, living room, sitting room, conservatory, breakfast kitchen all to the ground floor and four bedrooms, en suite to master and family bathroom to the first floor. Outside is a large rear garden and there is plenty of off road parking to the front, as well as the added benefit of the integral garage

Enclosed Porch

Having glazed windows and door to front elevation

Reception Hall

Having leaded light style double glazed window to side elevation, central heating radiator, staircase leading to first floor landing, ceiling light point and understairs storage cupboard with light



Guest Cloakroom

Obscure leaded light window to front elevation, low level wc, wash hand basin with tiled splashback, central heating radiator and ceiling light point



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Lounge

20'7" X 11'5" (6.27m X 3.48m) Dual aspect leaded light window to front, double glazed French doors opening onto rear patio, two central heating radiators, feature gas fireplace with pine surround and marble hearth, ceiling light point, TV point and coving to ceiling



Dining Room

9'0" X 9'0" (2.74m X 2.74m) Central heating radiator, coving to ceiling, ceiling light point, serving hatch and double glazed sliding patio doors opening into



Conservatory

Brick built with double glazed windows with roller blinds, fan light fitting and carpet flooring



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Dining Kitchen

12'9" X 8'9" (3.89m X 2.67m) Double glazed windows to rear elevation, a range of wall and base units with contrasting work surfaces over incorporating four ring gas hob, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, electric oven set in oven housing unit with storage above and below and canopy style extractor hood. Complementary ceramic wall tiling, Breakfast bar with seating space for two and cream ceramic floor



Family Room

double glazed window to front with vertical blinds, central heating radiator and tv point.



Utility

Ceramic flooring, stainless steel sink unit with mixer tap inset to work top with plumbing for automatic washing machine, wall mounted central heating boiler, space for large fridge freezer and washer dryer. Double glazed door and window to rear and door off to garage.

First Floor Accommodation

Staircase rising from ground floor reception hall to first floor landing with access hatch to roof space, central heating radiator. Panel door off to shelved airing cupboard.

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Master Bedroom

11'6" x 10'0" (3.51m x 3.05m) Having double door mirror fronted fitted wardrobes, double glazed picture window to rear with blind, central heating radiator, telephone point. Door off to



En Suite

Having white suite comprising low flush w.c., pedestal wash hand basin with mixer tap, glass cosmetic shelf, mirror and 'Linolite' shaver light point above, being tiled in complementary ceramic tiling, central heating radiator, obscure double glazed window. Separate tiled shower cubicle with electric shower, ceramic tiled flooring.

Bedroom Two

14'10" x 8'3" (4.52m x 2.51m) Having fitted double door mirror fronted wardrobe providing hanging, leaded light style double glazed window to front and central heating radiator beneath.



Bedroom Three

10'0" x 9'0" (3.05m x 2.74m) Leaded light window to front, built in wardrobes and central heating radiator.



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Bedroom Four

9'8" x 6'8" (2.95m x 2.03m) Having double glazed window to rear with central heating radiator beneath.



Family Bathroom

Complementary tiling, panelled bath, shower fitment over, low level w.c., pedestal wash hand basin with mixer tap, Linolite' shaver light point, central heating radiator and obscure double glazed window with roller blind.



Outside

Single integral garage with up and over electric door to front, electric light, cold water tap, door to side and further door to utility.

Rear Garden

Being south facing and delightfully landscaped with Cotswold stone terrace and sun patio, shaped lawn with delightfully planted flower borders with a variety of flowering shrubs, trees and bushes, wooden fencing to boundaries, Cotswold stone pathway leads round to wooden garden gate to side passage giving access to front. Substantial wooden garden shed, security lighting, cold water tap.



General Information

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

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

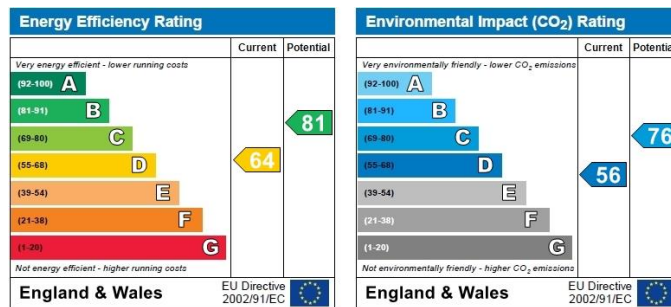
LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

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.



MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

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".