



GROUND FLOOR  
APPROX. FLOOR  
AREA 731 SQ.FT.  
(67.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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James *J* Laurence<sup>TM</sup>  
Sales and Lettings

Selwyn Road  
Edgbaston, B16 0SL

- Three bedrooms
- Semi detached house
- Reservoir side of Selwyn Road
- Garage

Asking Price Of £320,000



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West Midlands

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



75, Selwyn Road, Edgbaston, B16 0SL



## Property Description

### PROPERTY

A rare opportunity to acquire this superb three bedroom semi detached family home in a popular setting, with the property located on the "reservoir side" of Selwyn Road offering picturesque rear views over Edgbaston Reservoir.

Accommodation includes welcoming porch and hallway, a through living room, separate kitchen and dining room leading to conservatory and garden aspect on the ground floor. There is internal garage access (the garage with electric controlled roller door) leading to WC and utility room.

Upstairs features three bedrooms, two with fitted wardrobes, and the luxury of a refitted shower room. The property further benefits from



gas central heating, double glazing and ample storage.

Buyers will be pleased to hear that further modernisations in keeping with recent upgrades such as boiler and shower room, would significantly enhance the property.

Externally, the house boasts front driveway in front of garage, plus separate walkway to porch, whilst to the rear a beautiful and sympathetically landscaped garden comes complete with pond and raised patio area, with the fore mentioned reservoir vantage point.

### AREA

Selwyn Road is conveniently located directly off Rotton Park Road -leading to Hagley Road, within a popular Edgbaston neighbourhood. Its in quaint "pocket" of Edgbaston with St Augustines Church close by, offering excellent road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond.

The property is very close to Queen Elizabeth and City Hospitals and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village.

### SCHOOLS

Excellent primary secondary and prep schools are very close to and with Lordswood High school, St Pauls Girls school and a plethora of private schooling options.

### LEISURE

Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike. The Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby. Offered with no upward chain.