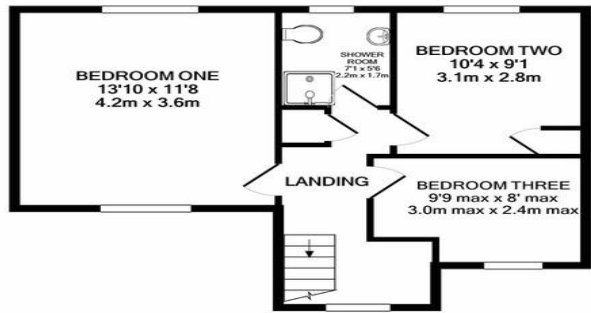


GROUND FLOOR  
APPROX. FLOOR  
AREA 776 SQ.FT.  
(72.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 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 *Laurence* <sup>TM</sup>  
Sales and Lettings

Selwyn Road  
Edgbaston, B16 0SL

- Three bedrooms
- Semi detached family home
- Garage and front driveway
- Extended sitting room/dining area

Asking Price Of £330,000



5 Chad Square  
Hawthorne Road,  
Edgbaston  
Birmingham  
West Midlands

www.jameslaurenceuk.com  
edgbaston@jameslaurenceuk.com  
0121 4565454

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.



71, Selwyn Road, Edgbaston, B16 0SL



## Property Description

### PROPERTY

This property is a fabulous three bedroom semi detached home in a convenient Edgbaston location. The property boasts over 1200 square feet of accommodation which includes a ground floor comprising of through living room, a dining area leading from a sitting room, intimate separate kitchen, with WC and utility room leading from the garage, which is accessed internally.

Upstairs features three well proportioned bedrooms complimented by a modern renovated shower room, plus airing cupboard storage. The property further features gas central heating with Nest control, double glazing and security alarm system.



Externally the property boasts front driveway, with approach to garage, with a spacious and beautiful rear garden, offering Edgbaston reservoir access.

The property is offered with no upward chain.

### AREA

Selwyn Road is conveniently located directly off Rotton Park Road -leading to Hagley Road inks, 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.