



Selwyn Road

Birmingham

B16 0SJ

Asking Price Of **£425,000**

Detached Residence

Three Bedroom

Two Reception Rooms

Driveway For Two Vehicles



Property Description

DESCRIPTION This property is the very definition of a 'blank canvass', this property would benefit from modernisation throughout. Being currently a fabulous three-bedroom detached home in a convenient Edgbaston location. The property boasts over 1400 square feet of accommodation which boasts two reception rooms, separate breakfast kitchen, downstairs WC, complimented upstairs by bedrooms and family bathroom. Whilst single glazed, the property also consists of gas heating, a garage, front and rear gardens.

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.

OUTSIDE Comprises of driveway to front providing off-road parking for multiple cars, a good sized rear enclosed garden being mainly laid to lawn with patio area, mature flower and shrubbery borders.

LOCATION Selwyn Road is conveniently located directly off Rotton Park Road -leading to Hagley Road links, 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 Lordwood 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

Floor Layout



Total approx. floor area ()

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. Made with Metropix ©2019.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ

James Laurence
James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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