



Floor Layout



Total approx. floor area 2,040 sq ft (189 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. Made with Metropix ©2019.



Selwyn Road,
Edgbaston

Birmingham

B16 0SJ

Offers In Region Of **£550,000**

- Detached Family Home
- Three Double Bedrooms
- Ample Parking
- Garage



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Edgbaston, Birmingham, B16 0SJ
Offers In Region Of £550,000



Property Description

DESCRIPTION This detached family home is a fabulous three-bedroom house situated in a convenient Edgbaston location. Boasting over 2000 Sq. Ft. of accommodation and briefly comprising of the following:

To the ground floor is a fantastic extended kitchen/diner, with access to the garage. There is a dining area leading from the large entrance hallway, an intimate separate lounge, a large study, downstairs WC and utility room. From the kitchen/diner, there is access to the mature and beautifully landscaped rear garden with outstanding views of Edgbaston reservoir a short distance behind.

Leading upstairs, the property features three spacious double bedrooms, complimented by a family bathroom and master Ensuite, plus great eaves storage. The property further features gas central heating and is double glazed throughout.

Externally this home has ample parking on a front driveway, a mature front approach with access to the garage, with a spacious and beautiful garden to the rear.

LOCATION 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.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - F

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To book a viewing
of this property:

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