

**A TRADITIONAL SPACIOUS WELL IMPROVED AND PRESENTED TWO
BEDROOM TERRACE HOME IN A POPULAR LOCATION**



**7 CECIL ROAD
SELLY PARK
BIRMINGHAM B29 7QG**

- Excellent location on the Rea Valley cycle route and close to local facilities
- Entry house with extra first floor space
- Two living rooms, fitted kitchen
- Two double bedrooms
- Lovely modern first floor bathroom
- Attractive rear garden

Offers around £265,000 stc

A delightful two bedroom terrace home in Selly Park close to local amenities, good transport links into the City and beyond, adjacent to Rea Valley Cycle route to Birmingham at the end of the road. The house enjoys the benefit of extra space on the first floor as the accommodation spans the entry and is well presented with gas central heating and double glazing.

THE ACCOMMODATION COMPRISES

APPROACH set off the road with an neat walled front garden with pathway leading to the front door.

BRIGHT FRONT LIVING ROOM 13' 7" (into bay) x 11' 2"

With a central heating radiator, uPVC double glazed bay window to the front and ceiling cornices.



FAMILY ROOM 12' 1" x 11' 4"

upvc double glazed window to the rear, double central heating radiator, ceiling cornices, exposed brick fireplace feature with wooden beam mantle, wood effect flooring and bi-fold door to the kitchen.



BRIGHT FITTED KITCHEN 17' 6" (max.) x 6' 7"

Entered via a lobby area with stairs off to the first floor. Fitted with a range of wall and base units with light fascias and grey worktops, inset single drainer sink with mixer tap, space and plumbing for washing machine, further appliance space, inset 4 ring gas hob, under oven and cooker hood over, uPVC side door to the garden and double glazed windows to the side and rear overlooking the garden. Tiled splashbacks, central heating radiator and tiled flooring.

FIRST FLOOR

Stairs to Landing area with upvc double glazed side window and obscure glass.

Doors off to:-

BEDROOM ONE 11' 3" x 13' 4" a really spacious main bedroom with three upvc double glazed window to the front, ceiling cornices and central heating radiator.

BEDROOM TWO 12' 2" x 10' 4" a second double bedroom with a upvc double glazed window to rear and central heating radiator.



MODERN BATHROOM with a white suite of wood panel bath with shower screen and full height tiling, low level WC, pedestal wash basin, chrome ladder style heater, upvc double glazed window with obscure glass and tiled floor.



OUTSIDE

GOOD SIZED REAR GARDEN with a patio area, pathway to the side of a lawned area and fencing to boundaries. Decked area to the rear with pergola style shelter over and Timber Garden Shed.

The garden is not overlooked from the rear as it backs onto wooded areas alongside the River Rea with access gate.



GENERAL INFORMATION

- TENURE** We are informed the property is Freehold.
- VIEWING** By prior appointment with Oakton Estates on 0121 459 9641
- EPC** E 46
- COUNCIL TAX** Band 'B' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.