

**TRADITIONAL THREE BEDROOM TERRACE HOME
IN A QUIET BACKWATER WITH OPEN VIEWS TO THE REAR**



**5 MYRTLE PLACE
Off PERSHORE ROAD
SELLY PARK
BIRMINGHAM B29 7NA**

- On a walkway set off the main road - convenient for access to City Centre
- Entry house with extra first floor space
- Two living rooms, modern kitchen and modern ground floor shower room
- Three bedrooms - two good doubles and one single
- Long lawned rear garden backing onto playing fields and River Rea beyond

Offers over £225,000 stc

A three bedroom terrace home in Selly Park set on a walkway from Pershore Road close to all local amenities, good transport links into the City and beyond. The house enjoys the benefit of extra space on the first floor as the accommodation spans the entry and with double glazing and central heating, long rear garden and backing onto open playing fields with the River Rea beyond. No upward chain.

THE ACCOMMODATION COMPRISES

APPROACH Myrtle Place is set off the main Pershore Road and approached via a walkway down to a terrace of houses at the rear with an enclosed front garden with lawn and path to the front door.



FRONT LIVING ROOM 11' 1" x 11' 5" entered by a double glazed front door.

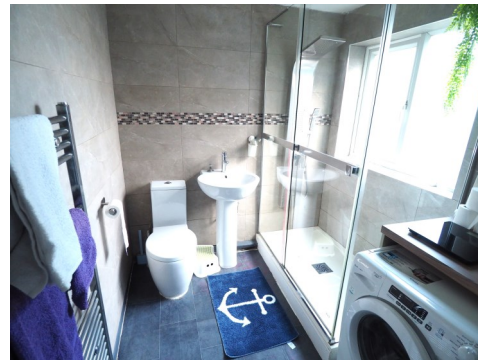
double radiator, uPVC double glazed window to the front and doorway to the rear reception room.

LIVING ROOM 11' 3" x 11' 4"

Entered via a lobby area with cupboard off under the stairs, upvc double glazed window to the rear, double radiator, doors to the stairs and kitchen.

FITTED KITCHEN 9' 3" x 6' 4"

Range of cupboards with light fascias and light wood effect worktops, inset single drainer composite sink, integrated fridge, inset 4 ring gas hob with under oven wall cupboards and cooker hood over radiator, cupboard housing a gas central heating boiler, upvc double glazed window to the side and half glazed door to the garden, door to shower room.



MODERN SHOWER ROOM

Fully tiled with a wide shower enclosure with dual shower heads, pedestal wash basin, low level flush WC, chrome ladder style heater, tiled floor, space and plumbing for an automatic washing machine and upvc double glazed side window with obscure glass.

FIRST FLOOR

Landing area with doors to all rooms leading off :-

BEDROOM ONE 11' 3" x 13' 1" a spacious main bedroom with upvc double glazed window to front and double radiator.

BEDROOM TWO 10' 1" x 11' 4" with a upvc double glazed window to rear, double radiator and storage cupboard.

BEDROOM THREE 9' 3" x 6' 5" with double radiator and upvc double glazed window.



OUTSIDE

LONG REAR GARDEN a good sized mainly lawned garden with fencing to boundaries backing onto open playing fields with the River Rea and cycle route beyond.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.

VIEWING By prior appointment with
Oakton Estates on 0121 459 9641

EPC E42

COUNCIL TAX Band 'A' (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.