

**A TRADITIONAL WELL PRESENTED THREE BEDROOM
SEMI DETACHED HOME IN VERY POPULAR LOCATION**



39 WIDNEY AVENUE

SELLY OAK

BIRMINGHAM

B29 6QE

- Excellent location close to Selly Oak centre and QE Hospital
- Set well back providing ample off road parking space
- Bright through living room, fitted kitchen
- Two double and one single bedrooms
- Lovely modern first floor bathroom
- Cul de sac position—No upward chain

Offers around £252,500 stc

A delightful three bedroom semi detached home in Selly Oak close to local amenities, Queen Elizabeth hospital, University of Birmingham and transport links into the centre. The house is set in a cul de sac location and well back off the road providing extra space for off road parking. The accommodation is well presented with gas central heating and double glazing and would suit the first time buyer or 'buy to let' investor.

Early viewing is recommended and the house is being sold with no upward chain.

THE ACCOMMODATION COMPRISES

APPROACH set well back off the road with front garden laid with chippings and block paving surrounds providing ample off road parking space.

ENCLOSED PORCH with double glazed entrance door and side windows and inner part glazed front door :-

ENTRANCE HALL With radiator, doors to the living room and kitchen, stairs to the first floor and double glazed side window with obscure glass.

BRIGHT THROUGH LIVING ROOM 24' 6" (into bay) x 9' 11"

Double central heating radiator, double glazed bay window to the front with vertical blinds, square double glazed bay window with central double opening French doors to the garden.



FITTED KITCHEN 9' 2" x 5' 8"

Fitted with a range of wall and base units with cream fascias and wood effect worktops, inset stainless steel sink, space and plumbing for washing machine, further appliance space, uPVC side door to the garden and double glazed window. Tiled splashbacks, inset 4 ring gas hob, cooker hood, built in under oven and wall mounted 'Intergas' central heating boiler.



FIRST FLOOR

Stairs to Landing area with double glazed side window with obscure glass, Loft access and all rooms leading off:-

BEDROOM ONE 12' 9" (into bay) x 9' 11" with double glazed bay window to the rear and radiator.

BEDROOM TWO 12' 1" (into bay) x 9' 11" double glazed bay window to the front and radiator.



BEDROOM THREE 6' 4" x 5' 8" with radiator and double glazed window, ideal as a nursery or home office.

MODERN FULLY TILED BATHROOM with a white suite of panel bath, shower screen, 'Triton' electric shower, pedestal wash basin, low level WC, double glazed window with obscure glass, chrome ladder style heater.



OUTSIDE

GOOD SIZED REAR GARDEN with a paved patio area, central pathway with brick edging, inset trees and hedging to the boundaries. To the rear is access to a rear parking area with access form rear driveway.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC E 52

COUNCIL TAX Band 'C' (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.