



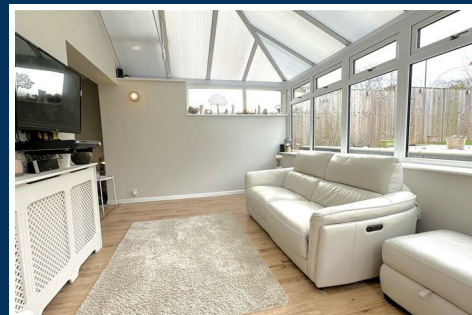
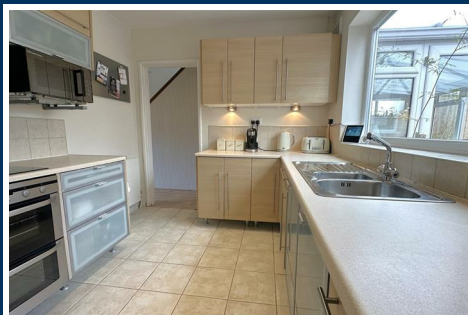
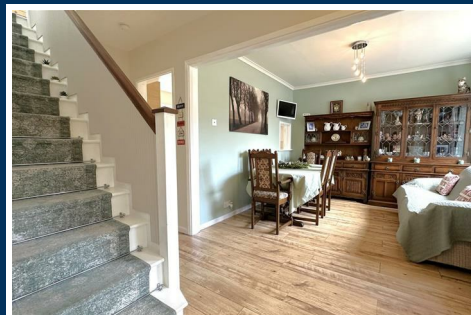
71 Presthope Road

Selly Oak, Birmingham, B29 4NL

Asking Price £485,000



A SIMPLY STUNNING FAMILY HOME! This is such a wonderful family home in a great location, that is ready to move straight into! Having undergone a vast scheme of modernisation throughout, this lovely good sized plot on a beautiful location has been completely remodeled and improved to offer high specification, spacious, bright and airy accommodation throughout. Located on the Bournville Village Trust. Perfectly placed for all the area has to offer including the much in-demand local schools, post office, beautiful parks, hospitals and Birmingham University. Then giving excellent commuter links and also handily placed for all the amenities in Bournville and Northfield but also having Selly Oak and Harborne close at hand. In brief the house offers; re-laid driveway giving plenty of parking options, fore garden, entrance storm porch with composite door, impressive open-plan entrance hallway and dining room, ground floor wc, excellent dual aspect living room opening into a rear conservatory / living room with garden access, contemporary kitchen with high spec fittings, full length garage with utility and a stunning landscaped rear garden with various seating and entertaining areas. To the first floor there are three good double bedrooms, main bedroom with en-suite shower room and is finished with a contemporary four piece bathroom with freestanding bath and walk-in shower. No doubt we'll get lots of interest so please call our Bournville sales team to book your viewing. EPC Rating C and Council Tax Band D.



Approach

This beautifully presented, double fronted three bedroom extended home is approached via a landscaped front garden with brick block paved front driveway providing off street parking leading to a storm porch with jasmine and composite front entry door with accompanying side windows gives access into:

Entrance Hall/Dining Room

16'7" x 10'6" (5.08 x 3.22)

With hardwood laminate floor covering, stairs giving rise to the first floor landing, cornice to ceiling, double glazed window to the front aspect, drop down ceiling light point, contemporary wall mounted column radiator, door opening into guest WC and further doors opening into:

Ground Floor WC

5'10" x 4'5" (1.8 x 1.35)

With hidden cistern push button WC, wash hand basin on vanity unit with hot and cold mixer tap and under sink storage, contemporary heated chrome towel rail, frosted double glazed window, door opening into useful under stairs storage cupboard and tiling to all splash backs.

Kitchen

10'2" x 9'1" to window recess (3.12 x 2.77 to window recess)

From hallway open walkway into kitchen with a contemporary selection of wall and base units including display units, integrated four ring burner electric hob with AEG contemporary extractor over and in-built AEG double oven, inset one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, roll edge work surfaces, under cupboard lighting, double glazed window to the rear garden, recessed spots to ceiling, tiling to splash backs, tiled floor covering, central heating radiator and door opens into garage.

Garage

21'9" x 8'7" (6.65 x 2.62)

With double wooden opening glazed doors to the front driveway, wall mounted electric fuse box, space facility for an American style fridge freezer, plumbing facility for washing machine and tumble dryer, wall mounted Worcester Bosch combination boiler, double glazed French doors giving access to the rear patio, wash hand basin with hot and cold taps and ceiling light point.

Living Room and Open Plan Conservatory

20'2" x 10'4" (6.15 x 3.17)

A dual aspect contemporary living room with double glazed window to the front aspect, two ceiling light points, cornice to ceiling, inset feature alcove to chimney breast with inset contemporary electric fire, two central heating radiators, hardwood wooden laminate floor covering and open walkway into:

Conservatory

14'2" x 10'2" (4.32 x 3.12)

With double glazed windows with accompanying double glazed French doors giving views and access to the rear garden, central heating radiator, continued hardwood wooden laminate flooring, two wall mounted light points and facility for wall mounted TV and entertaining system.

Rear Garden

Being accessed from the garage or conservatory leads out to a sandstone block paved patio with canopy for outside seating and entertaining areas with retaining wall and steps leading up to the main garden area to a superb landscaped rear garden, including summerhouse with seating areas with raised decorative low maintenance flowerbeds to borders, mature lawns and being finished with panel fencing to all borders including electrical outdoor lighting.

First Floor Accommodation

From hallway staircase gives rise to the first floor landing with hardwood laminate floor covering, central heating radiator, picture double glazed window to the rear aspect, ceiling light point, loft access point and interior doors opening into:

Bedroom One

8'2" x 10'0" (2.49 x 3.07)

Dual aspect bedroom with two double glazed windows to the front aspect and further double glazed window side aspect, central heating radiator, continued laminate floor covering, providing plentiful storage space and dressing area, ceiling light point and door opening into:

En-Suite Shower Room

6'11" x 3'9" (2.11 x 1.16)

With wash hand basin on vanity unit with hot and cold mixer tap, push button low flush WC, walk-in shower with Gainsborough electric shower over, tiled effect flooring and recessed spots to ceiling.

Bedroom Two

10'6" x 10'4" (3.22 x 3.15)

L-shaped bedroom three with an initial walkway and storage with in-built double wardrobe and overhead storage, ceiling light point, continued laminate floor covering, central heating radiator and double glazed window to the front aspect.

Bedroom Three

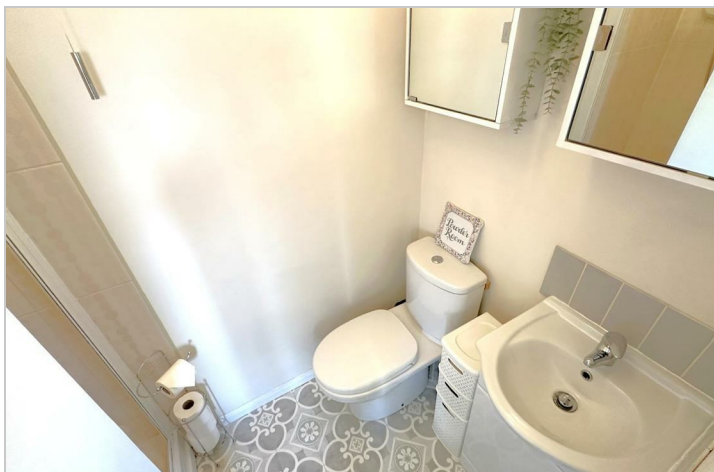
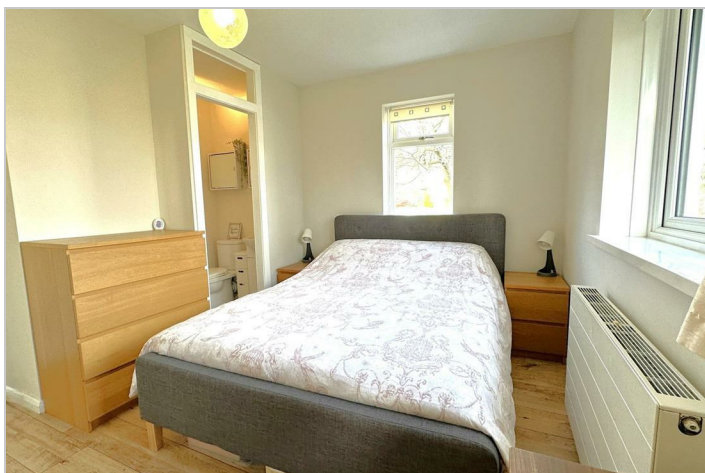
9'3" x 10'5" (2.84 x 3.2)

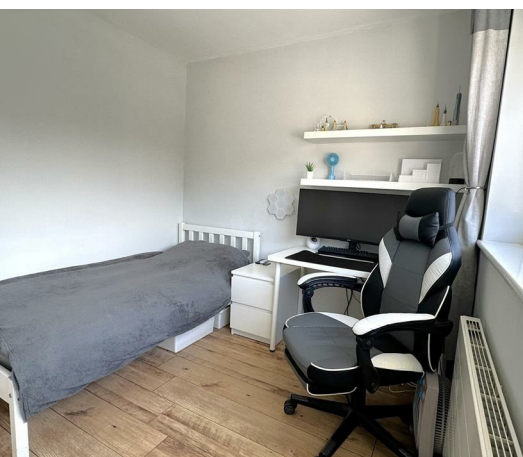
With double glazed window to the rear aspect, central heating radiator, continued laminate floor covering and ceiling light point.

Family Bathroom

10'6" x 10'4" (3.22 x 3.15)

With a contemporary freestanding bath with hot and cold mixer tap and shower attachment, push button low flush WC, wash hand basin on vanity unit with under sink storage, central heating radiator, frosted double glazed windows to the side and rear respectively, recessed spots to ceiling, fully tiled to splash backs, tiled effect floor covering, heated chrome towel rail and walk-in shower cubicle with rainfall mains power shower.





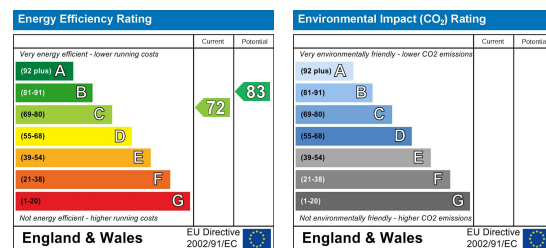
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.