

1 Dowles Close
Selly Oak, Birmingham, B29 4LE

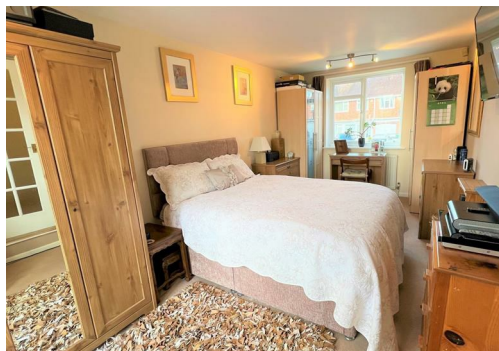
Asking Price £550,000



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A QUITE SUPERB FOUR BEDROOM DETACHED HOME ON AN IMPRESSIVE CORNER PLOT on the BVT! Located in this wonderful leafy location on the corner of this much sought-after cul-de-sac with is this impressive and wonderful views is this impressive and sizeable, four bedroom detached family home which offers superb space and light throughout. Ideally positioned for access to all of the nearby places of interest which include; local schools, local parks and shopping amenities and also well placed for access to the Q.E hospital, University of Birmingham, City Centre and also all the well sought-after amenities in Bournville, Selly Oak and Harborne. The accommodation offers the following; Superb wraparound manicured gardens, driveway, entrance porch, entrance hallway with original parquet flooring, dual-aspect living room, wonderful conservatory, dining room, ground floor shower room and WC, kitchen, garage, utility room and a private enclosed rear garden. To the first floor there are four double bedrooms, including one with en-suite shower room and one with a wonderful decking roof terrace overlooking the gardens and the property is finished with a modern family bathroom. To book your viewing please call our Bournville sales team. EPC Rating D and Council Tax Band F.



Approach

This superbly presented and sizable four bedroom detached corner property is approached via a well manicured wrap-around front gardens with a varied selection of mature trees, plants and shrubs with pathway leading to hardwood wooden framed glazed porch.

Porch

Offering tiled floor covering, single glazed windows to front and side respectively, ceiling light point and UPVC frosted double glazed door with an accompanying side window opening into:

Entrance Hall

With exposed feature parquet wooden floor covering, stairs with balustrades to the first floor landing, door opening into under stair storage cupboard, ceiling light point, cornice to ceiling, central heating radiator and oak framed French glazed doors opening into:

Living Room

19'10" x 12'7" (6.05 x 3.85)

With oak engineered floor covering, double glazed windows to front and rear into conservatory, wall mounted air conditioning unit, two ceiling light points, cornice to ceiling, decorative stone surround and raised hearth with inset electric fire and double glazed French doors opening into:

Excellent Rear Conservatory

10'5" x 16'9" (3.2 x 5.13)

With double glazed windows to side and rear respectively, double glazed French doors giving access to rear garden and patio, laminate wood effect floor covering, various wall mounted light points and floor mounted air conditioning unit.

Dining Room

12'11" x 10'2" (3.95 x 3.1)

From hallway a further hardwood glazed interior door opens into dining room with further hardwood floor covering, dual aspect double glazed window to the front and side respectively, central heating radiator, cornice to ceiling and ceiling light point.

Kitchen

12'7" x 9'11" (3.85 x 3.04)

With a selection of hardwood matching wall and base units, roll edge work surface, integrated double Hotpoint oven with four ring burner gas hob and in-built extractor over, ceramic sink and drainer with hot and cold mixer, double glazed window to the rear garden, two strip ceiling light points, door opening into boiler cupboard with floor standing Potterton boiler, central heating radiator, space for under counter fridge, tiling to splash backs and frosted double glazed UPVC door opening into:

Garage

19'8" x 9'4" (6 x 2.85)

With metal up and over door to front driveway, double glazed window to the side aspect, wall mounted electric fuse box, lighting and storage options and frosted glazed wooden door opening into:



Utility Room

8'10" x 9'6" (2.7 x 2.9)

With a further selection of white fronted wall and base units with roll edge work surface, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for washing machine and tumble dryer and further space for freezer, double glazed window to the rear garden, frosted double glazed exterior door giving access to the rear garden, strip ceiling light point and tiled effect floor covering.

Ground Floor WC and Shower Room

10'3" x 4'3" (3.13 x 1.32)

From Hallway door opens into ground floor WC and shower room with frosted double glazed window to the drive, corner entry shower with Mira Zest electric shower, wall mounted extractor, wash and basin on pedestal with hot and cold mixer, push button low flush WC, further wooden parquet floor covering, central heating radiator, ceiling light point and tiled to half wall height and splash backs.

First Floor Accommodation

From the hallway stairs gives rise to the spacious first floor landing with two ceiling light points, loft access point, door opening into airing cupboard with in-built storage shelves, further door opening into second airing cupboard and glazed interior door with step leading into:

Dual Aspect Bedroom One

18'11" x 8'9" (5.78 x 2.68)

With double glazed window to the front aspect, two central heating radiators, ceiling light point and step leads up to double glazed French doors which leads out decking bedroom terrace. Decking area with balustrading and giving superb views of the rear garden and beyond.

Bedroom Two

16'9" x 10'4" (5.12 x 3.15)

With dual aspect views from double glazed window to the front and side respectively, two dropdown ceiling light points, central heating radiator, wall mounted air condition unit and door opening into;

En-Suite Shower Room

9'3" x 5'6" (2.84 x 1.69)

With a selection of built-in double wardrobes, laminate wood effect floor covering and opening out to en-suite shower room with corner entry shower with mains power shower and recessed spot to ceiling, corner fitted wash hand basin on pedestal with vanity unit, macerator push button low flush WC, frosted double glazed window to the side aspect, cornice to ceiling, ceiling light point and extractor.

Family Bathroom

8'7" x 5'9" (2.63 x 1.77)

A modern bathroom with a p-shaped bath with glass shower screen and mains power shower over and hot and cold mixer tap, push button low flush WC, wash hand basin on pedestal with hot and cold mixer, central heating radiator, ceiling light point, frosted double glazed window to the side aspect, parquet wooden floor covering and fully tiled to all walls.

Bedroom Three

8'8" x 10'5" (to front of wardrobe) (2.66 x 3.19 (to front of wardrobe))

With double glazed windows to the rear aspect, central heating radiator, in-built double wardrobes and ceiling light point.

Bedroom Four

11'10" x 10'9" (3.63 x 3.3)

With double glazed window to the side aspect, ceiling light point and central heating radiator.

Rear Garden

Being accessed from the utility room/side access point or the conservatory gives access out to a block paved patio area with decorative raised flowerbeds to all borders then steps leading down to rear mature sunny garden with raised rockery and decorative flowerbeds to all borders, further raised patio for outside entertaining space and hardstanding for garden shed, further corner seating area with patio and mature trees, raised brick fish pond and further steps leading onto a circular patio for further outside seating with in-built seating areas and finished being enclosed by brick wall boundaries and panel fencing.



Floor Plan



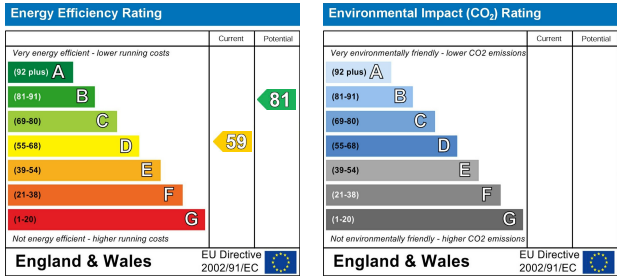
Viewing

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

Area Map



Energy Efficiency Graph



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