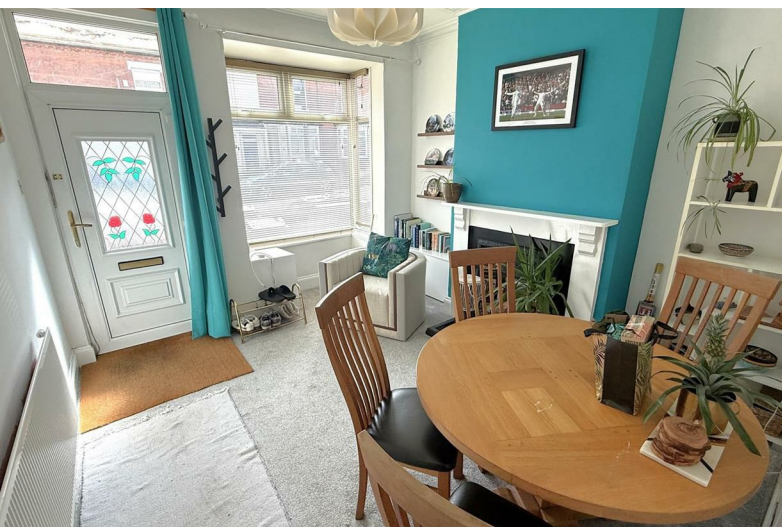




90 Milner Road

Selly Park, Birmingham, B29 7RQ

Offers In The Region Of £225,000



PERFECT LOCATION - IDEAL FIRST TIME HOME - THREE BEDROOMS - NO CHAIN! Situated in a highly sought-after Selly Oak location, this charming period mid-terrace home offers fantastic access to a wide range of local amenities and transport links. Stirchley High Street is close by and now firmly established as one of South Birmingham's most popular spots, with its independent bars, cafés, restaurants and vibrant local feel. Selly Oak, Birmingham University, the Dental Hospital, Queen Elizabeth Hospital and Birmingham City Centre are also all easily accessible. This lovely home would make an ideal first-time purchase, offering a great blend of period character, modern updates and further potential. The current owner has redecorated throughout, creating a fresh and welcoming feel while retaining plenty of original charm. The accommodation briefly comprises; fore garden, front reception room with period fireplace, rear reception room, modern kitchen, inner lobby, modern ground floor bathroom and a low-maintenance rear garden. To the first floor there are two good double bedrooms and a further third single bedroom. Offered with no upward chain, this is a fantastic opportunity in a brilliant location. To arrange your viewing, please contact **our Bournville sales team!**



Approach

The property is approached via a low-maintenance fore garden with pathway leading to a UPVC stained-glass entrance door, opening into:

Front Reception Room

13'06" into bay x 11' (4.11m into bay x 3.35m)

A bright and welcoming front reception room featuring a double-glazed bay window to the front elevation, decorative cast iron fireplace with tiled hearth and wooden surround, wall-mounted shelving, original meter cupboard, corniced ceiling, ceiling rose, central heating radiator and open access through to:

Inner Lobby Area

With original under-stairs storage cupboards providing useful storage space and access through to:

Rear Reception Room

11'10" x 10'11" (3.61m x 3.33m)

A well-proportioned second reception room benefiting from exposed hardwood flooring, double-glazed window overlooking the rear garden, central heating radiator, ceiling and wall light points, glazed internal door to the kitchen and bi-folding doors concealing the staircase rising to the first floor accommodation.

Kitchen

11'0" x 6'05" (3.35m x 1.96m)

Fitted with a range of wall and base units incorporating a five-ring gas hob with extractor above and integrated double oven. There is space and plumbing for a washing machine, slimline dishwasher and fridge freezer. Further benefits include a ceramic sink with mixer tap, wall-mounted Vaillant combination boiler, tiled-effect flooring, ceiling light point and access through to:

Outer Lobby Area

With porcelain tiled flooring, ceiling light point, frosted double-glazed door providing access to the side return and rear garden, and internal door leading to:

Ground Floor Bathroom

6'06" to window recess x 8'04" (1.98m to window recess x 2.54m)

A stylishly refurbished bathroom comprising a P-shaped panelled bath with mixer tap and mains-fed shower over, low-level WC with concealed cistern and push-button flush, wall-mounted wash hand basin with mixer tap, contemporary metro-style tiling, heated towel rail/radiator, recessed ceiling spotlights, electric underfloor heating and frosted double-glazed window to the side elevation.

First Floor Accommodation

Stairs rise from the rear reception room to the first-floor landing, having loft access, two ceiling light points and doors leading to:

Bedroom One

11' x 11'04" (3.35m x 3.45m)

A spacious double bedroom with double-glazed window to the front elevation, decorative cast iron fireplace, corniced ceiling, central heating radiator and ceiling light point.

Bedroom Two

11'10" x 8' (3.61m x 2.44m)

Double-glazed window to the rear elevation, central heating radiator, ceiling light point and useful over-stairs storage cupboard.

Bedroom Three

11'11" x 6'05" (3.63m x 1.96m)

With a step down into the room, double-glazed window to the rear elevation, central heating radiator and ceiling light point.

Rear Garden

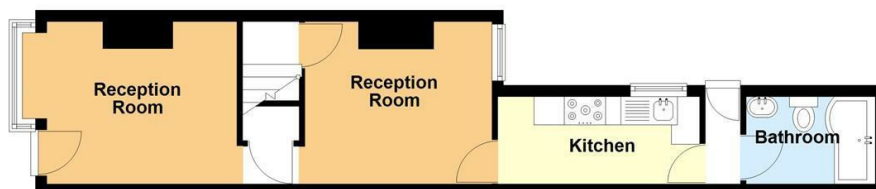
A pleasant, low-maintenance rear garden accessed via a side return. The garden is predominantly laid to patio with attractive planted borders containing a variety of shrubs and plants, together with a useful rear access gate.



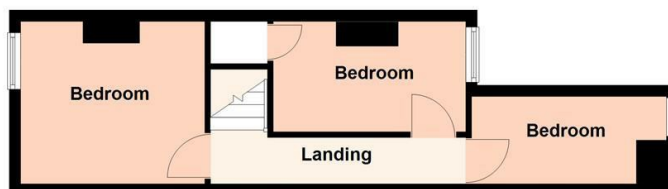


Floor Plan

Ground Floor



First Floor

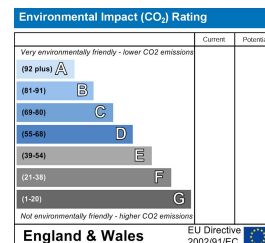
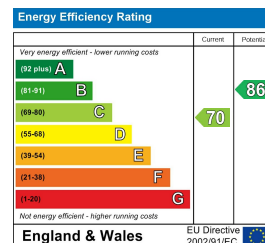


NOT to Scale
for Illustrative Purposes Only.
Plan produced using PlanUp.

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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk