



## 158 Gristhorpe Road

Selly Park, Birmingham, B29 7SL

Offers In The Region Of £325,000



**WOW! STUNNING THREE-STOREY EXTENDED HOME WITH BEAUTIFUL GARDEN OFFICE!** This is a simply stunning, extended three-storey period home, packed full of charm and character, stylishly presented throughout and benefitting from the added bonus of a superb garden office. Ideally positioned to take advantage of everything this sought-after location has to offer, the property enjoys excellent access to Stirchley's vibrant high street, along with outstanding transport links via the nearby train stations at Bournville and Selly Oak. These provide convenient commuter access to the QE Hospital, the University of Birmingham and Birmingham City Centre. The amenities of Selly Oak and Cotteridge are also close at hand, while nearby parks and a selection of highly regarded local schools make this an ideal family home. The property itself has been significantly improved and well loved by the current owners and offers spacious, well-appointed accommodation comprising: a fore garden, entrance vestibule, welcoming hallway with useful storage, a characterful open-plan living and dining room with attractive period features, and a modern extended kitchen/dining room. To the rear is a wonderful mature south-westerly facing garden, together with a fantastic garden office. On the first floor are two generous bedrooms and a contemporary family bathroom. A further staircase leads to a superb top-floor principal bedroom, complemented by a separate designer shower room. This is a truly special home that must be viewed to be fully appreciated. To arrange your viewing, please contact our Bournville Sales Team today.



#### Approach

This superb three-storey, three-bedroom period terrace home is approached via a low-level boundary wall and hedgerow, with a blue engineering brick pathway and brick-built low-maintenance fore garden with a selection of plants and shrubs, leading to a hardwood front entry door complete with a glazed fanlight above, opening into:

#### Entrance Vestibule

With Victorian-style tiled floor covering, dado rail and glazed hardwood front door with stained glass window above, opening into a storage cupboard and open walkway leading into:

#### Open Plan Dining/Living Room

9'01" x 13'06" into bay (2.77m x 4.11m into bay)

Dining area with wooden framed double glazed bay window to the front aspect, built-in meter cupboard, cast iron decorative fireplace with tiled hearth, ceiling light point with ceiling rose, cornice to ceiling, central heating radiator, laminate wood flooring and open walkway into:

#### Living Area

12'04" to recess x 11'02" (3.76m to recess x 3.40m)

With continued laminate wood flooring, wooden framed double glazed sash window to the rear aspect, ceiling light point with ceiling rose, cornice to ceiling, exposed brick recess within the chimney breast, central heating radiator and open walkway into:

#### Inner Hallway

With stairs rising to the first-floor landing, door opening into understairs storage cupboard, central heating radiator, recessed spotlights to the ceiling and open walkway into:

#### Stunning Extended Kitchen/Diner

17'11" x 6'11" (5.46m x 2.11m)

Kitchen area with a light grey selection of wall and base units with wooden block work surfaces over, integrated four-ring gas hob with integrated oven and extractor hood above, ceramic sink and drainer with hot and cold mixer tap, integrated fridge freezer, integrated slimline dishwasher, wooden framed double glazed window to the side aspect, herringbone porcelain tiled floor covering, under-cupboard lighting, recessed spotlights to the ceiling and step leading into the dining area.

The dining area benefits from laminate wood flooring, contemporary wall-mounted column radiator, double glazed Velux roof light, drop-down ceiling light point, further recessed spotlights and double glazed French doors giving access to the rear garden.

#### First Floor Landing

From the inner hallway, a turning staircase rises to the first-floor landing, with a further turning staircase rising to the top-floor landing, ceiling light point, further recessed spotlights to the ceiling and glazed contemporary door opening into:

#### Bathroom

10'07" x 7'07" (3.23m x 2.31m)

With Italian-style tiled floor covering, tiling to walls, panelled bath with mains-fed shower over, frosted double glazed window to the rear aspect, wash hand basin set within a vanity unit with double storage drawers beneath and mixer tap, low flush WC, recessed spotlights to the ceiling, wall-mounted heated chrome towel rail and boiler cupboard housing a newly installed Worcester Bosch combination boiler.

### Bedroom One

11'03" x 12'05" to recess (3.43m x 3.78m to recess)

With two wooden framed double glazed sash windows to the front aspect, two low-level Victorian-style radiators, laminate wood-effect flooring, cornice to ceiling and ceiling light point with ceiling rose.

### Bedroom Two

11'02" x 9'04" (3.40m x 2.84m)

With double glazed wooden framed sash window to the rear aspect, low-level Victorian-style radiator, laminate wood-effect flooring, cornice to ceiling and ceiling light point with ceiling rose.

### Top Floor Accommodation

From the first-floor landing, a turning staircase rises to the top-floor landing with frosted double glazed window to the side aspect, ceiling light point and doors opening into:

### Superb Dormer Bedroom Three

17'09" x 12' (5.41m x 3.66m)

With two double glazed Velux roof lights to the front aspect, door opening into eaves storage space, double glazed dormer window to the rear aspect, recessed spotlights to the ceiling, hardwood flooring, central heating radiator and recess for built-in storage.

### Contemporary Shower Room

7'x 6' (2.13m x 1.83m)

With Italian-style tiled floor covering, tiled splashbacks, recessed spotlights to the ceiling, frosted double glazed window to the rear aspect, contemporary wash hand basin set within a vanity unit with mixer tap and storage beneath, and push-button low flush WC.

### Rear Garden

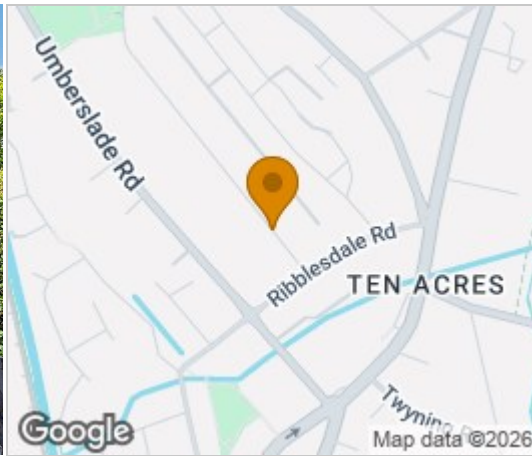
Accessed from the kitchen/dining room, the mature rear garden begins with a block-paved patio providing excellent space for seating and entertaining. A side return offers various raised flower beds and useful storage options, leading through to the main garden area. The garden features a lawn, mature plants, shrubs and trees, together with established hedgerows to the boundaries, leading through to a low-maintenance children's play area with a further full-width patio and access to the garden office.

### Garden Office

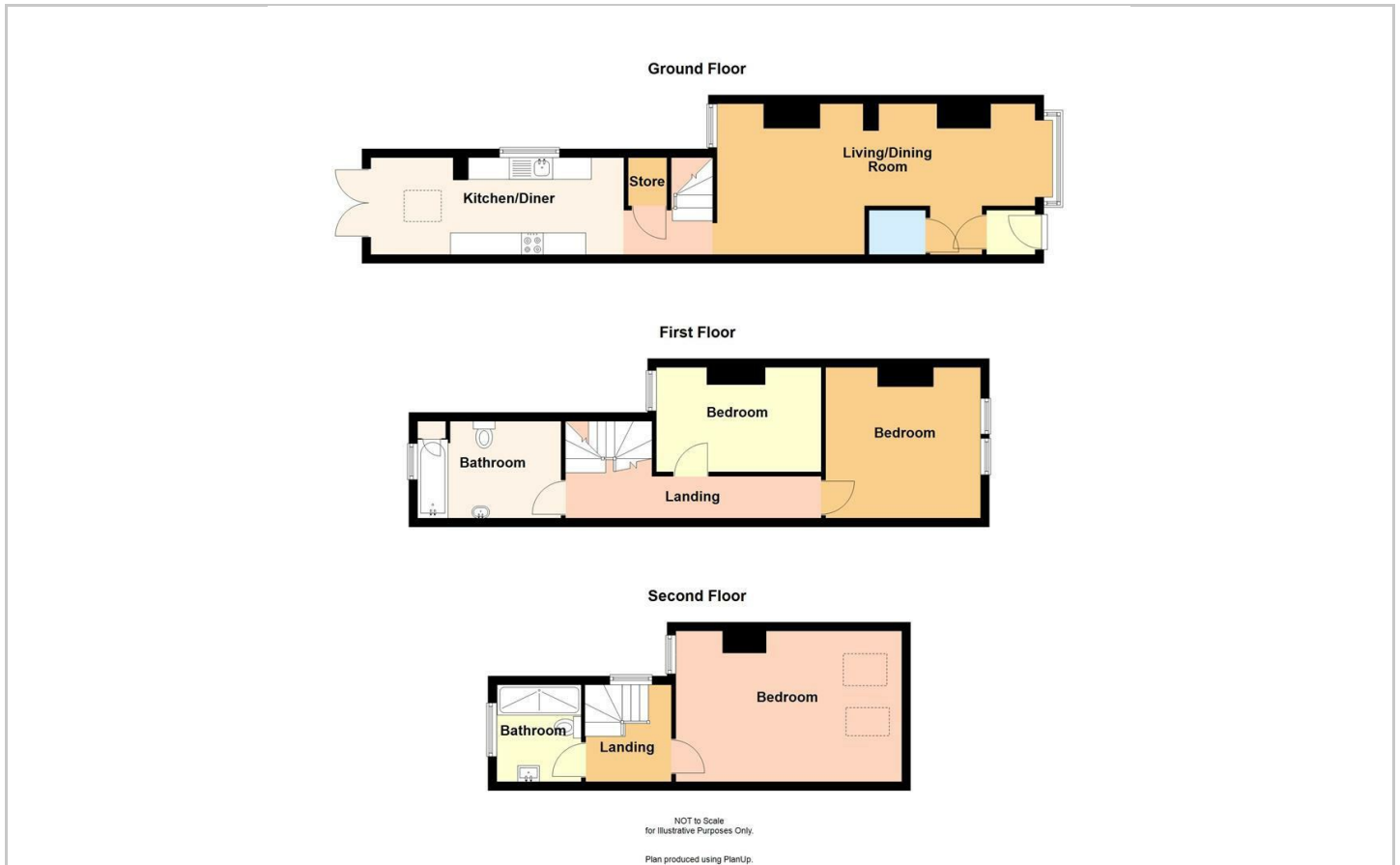
13' x 9' (3.96m x 2.74m)

Accessed via three decked steps leading to double glazed French doors, the garden office benefits from laminate wood-effect flooring, power, Wi-Fi connectivity, and is fully insulated and boarded.





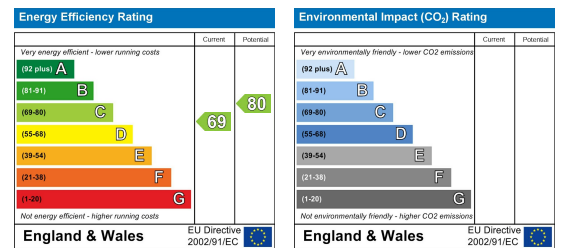
## Floor Plan



## 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



### 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.

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