



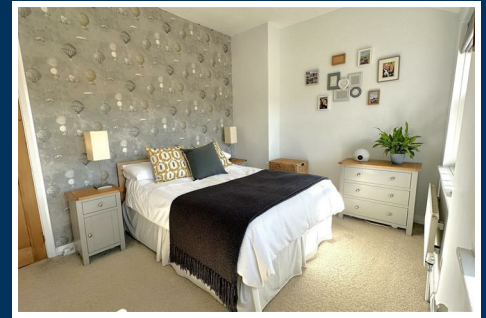
33 Witherford Way

Selly Oak, Birmingham, B29 4AY

Offers In The Region Of £320,000



BEAUTIFUL BOURNVILLE VILLAGE TRUST PERIOD HOME! This lovely home offers a wealth of period details throughout and has been lovingly updated by the owners to offer a contemporary, stylish feel and is a home 'ready to move straight into. Perfectly positioned on this much sought after, tree lined road within the Bournville Village Trust in Selly Oak, it is ideally located for access to all of the nearby places of interest which include; Bristol Road with its links both to the City and Motorway networks, Bournville, Stirchley and Harborne villages, QE Hospital and Birmingham University, Selly Oak train station with ample free parking and also the well sought-after schools in the area. The property itself offers the following accommodation; driveway with parking for three cars, hallway, open-plan living room and dining room, kitchen, side utility space / home office and a superb rear garden with patio, lawn and raised decking area. On the first floor there are two double bedrooms with the main bedroom also offering a double walk-in wardrobe / dressing area, a modern bathroom and a loft ladder which gives access to a useful loft space for storage. To arrange your viewing please call our Bournville sales team on; 0121 458 1123 or please feel free to visit our website for details and our virtual tour / walk-through.



Approach

The property is approached via a front driveway and pathway leading to a composite front entry door opening into:

Entrance Hall

With tiled floor covering, stairs giving rise to the first floor landing, central heating radiator, ceiling light point and wooden door off to;

Living/Dining Area

13'0" x 10'6" Max (3.96 x 3.20 Max)

With exposed wooden flooring, central heating radiator, decorative fireplace with tiled hearth, double glazed sash window to the front aspect and walkway into:

Dining Area

9'11" x 8'2" (3.02 x 2.49)

With double glazed window rear aspect, central heating radiator, useful storage cupboard, ceiling light point and door opening into:

Re-Fitted Kitchen

9'10" x 7'7" (3.00 x 2.31)

With a selection of wall and base level storage units with wood effect work surface, integrated oven with four ring induction hob with extractor fan, single drainer stainless steel sink unit, integrated

dishwasher, space facility for washing machine and fridge freezer, wood effect splash backs, double glazed window to rear aspect, ceiling light point, built-in heater, door to under stairs storage cupboard/pantry and stained glass interior door to;

Exercise Area/Utility/Study Area

With two ceiling light points, wooden door giving access to the rear garden, laminate wood effect floor, double glazed window to the front aspect and wall mounted electric heater.

First Floor Accommodation

From hallway stairs give rise to the first floor landing with double glazed window to the side aspect, exposed wooden flooring, ceiling light point, loft access point and doors opening into:

Bedroom One

13'1" x 9'5" (3.99 x 2.87)

With two double glazed sash windows to front aspect, two central heating radiators, ceiling light point and walk-in wardrobe.

Bedroom Two

11'0" x 8'4" (3.35 x 2.54)

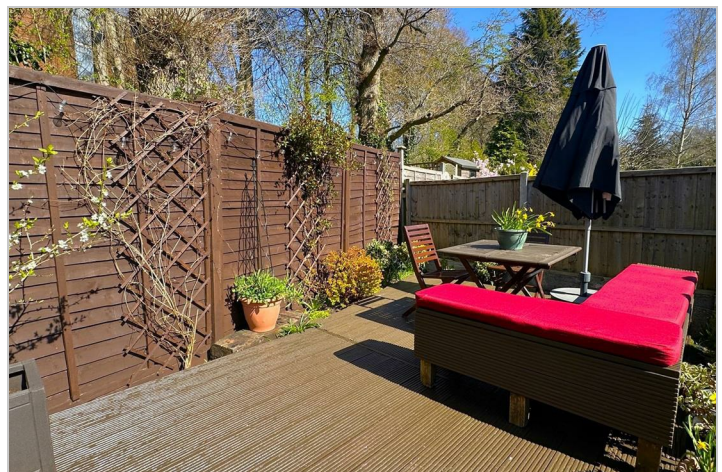
With double glazed sash window to rear aspect, central heating radiator and ceiling light point.

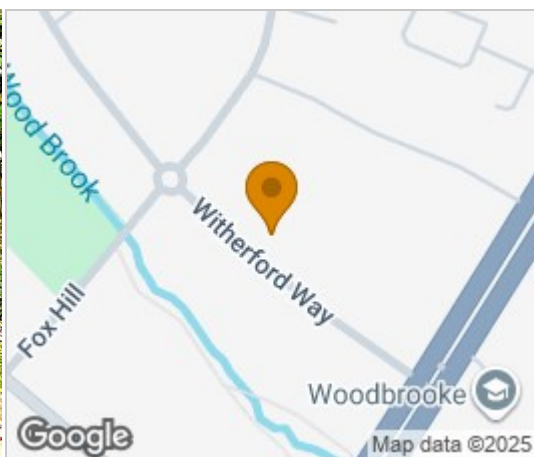
Bathroom

Having a contemporary white suite comprising; bath with mixer tap and mains powered shower over, low flush push button WC, wash hand basin on pedestal with hot and cold mixer tap and tiling to splash back.

Rear Garden

Good size and beautifully maintained garden having a paved patio and path leading to garden laid mainly to lawn with raised flower borders, mature shrubbery, steps up to decking, gated side access to the front of the property and door to garden store.





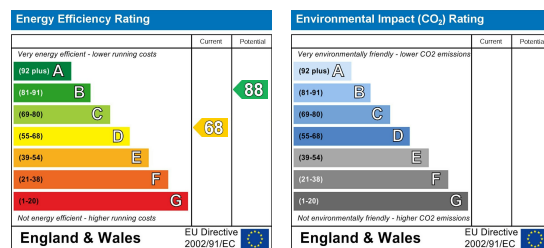
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.