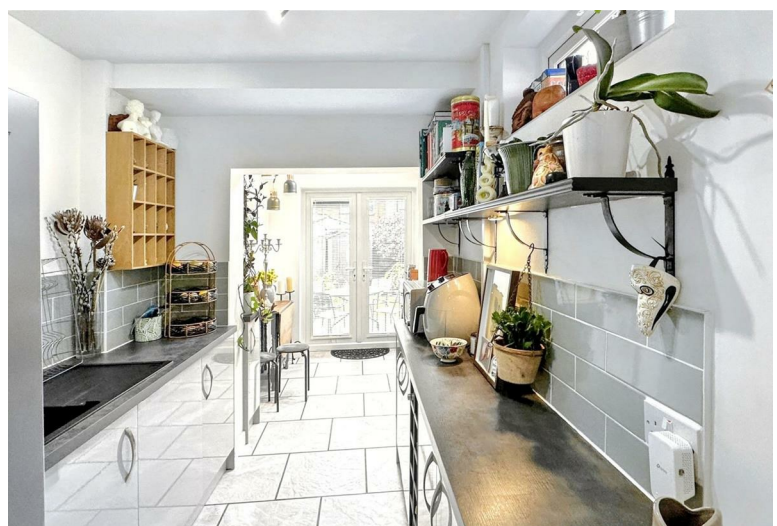
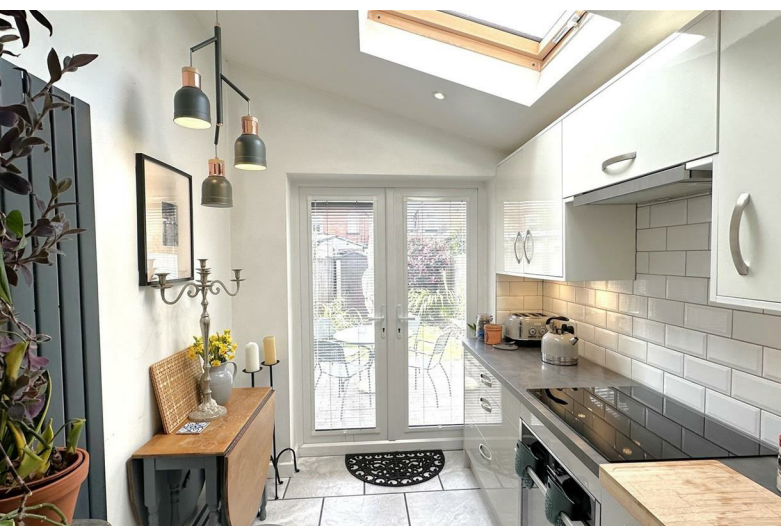




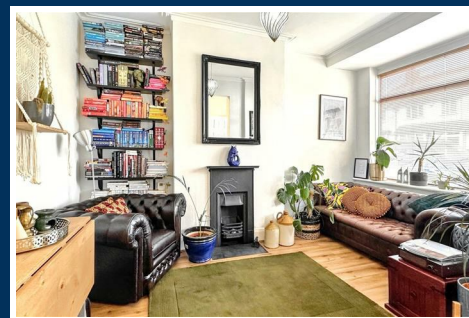
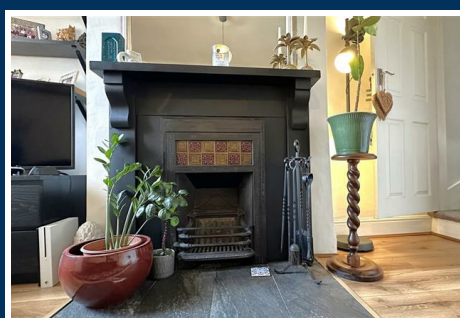
85 Milner Road

Selly Park, Birmingham, B29 7RL

Offers In The Region Of £240,000



WONDERFUL PERIOD TERRACE HOME HAVING BEEN LOVINGLY UPDATED ON STIRCHLEY/SELLY PARK BORDERS - STUNNING EXTENSION This property is in turn-key condition and ideal for both families and professionals alike! A quite wonderful, period, two bedroom terrace home which has been updated, extended and improved throughout by the current owner and which is ready to move straight into but still retaining lots of period features! Perfectly placed on the edge of Stirchley and Selly Oak you have great access into Stirchley's vibrant high street with its host of independent restaurants, bars and shops alongside good access to Birmingham University, QE Hospital, City Centre via the nearby commuter links, making the perfect first home. The accommodation on offer briefly comprises; landscaped fore garden, entrance vestibule, front reception room with bay window and feature fireplace, rear living room with period fireplace, beautiful extended kitchen - dining room, downstairs wc and a good size, south facing rear garden. To the first floor you have two double bedrooms and a superb four piece bathroom with laundry cupboard! To book your viewing please call our Bournville sales team.



Approach

This beautifully presented and extended two bedroom mid terrace is approached via a low maintenance fore garden with block paving and raised decorative flowerbeds and wrought iron gate and boundary wall in-turn leading to a UPVC double glazed door with frosted double glazed window above and the side aspects leading into:

Entrance Porch

With storage area, wall mounted light point and hardwood door with glazed window above opening into:

Front Reception Room

12' to recess x 13'09" to bay (3.66m to recess x 4.19m to bay)

With double glazed bay window to the front aspect, central heating radiator, laminate wood floor covering, inset decorative cast iron fireplace, ceiling light point with ceiling rose, cornice to ceiling, in-built shelving to alcoves and interior door opens into:

Rear Reception Room

12'0" max x 15'3" max (3.66m max x 4.65m max)

With continued laminate wood floor covering, bi-folding doors opens into under stairs storage cupboard, superb inset decorative cast iron fireplace with tiled hearth and mantle piece &

surround, ceiling light point, double glazed window to the rear aspect, door to stairs to the first floor landing, central heating radiator and open walkway into:

Extended Dining/Kitchen

23'04" max x 7'01" max (7.11m max x 2.16m max)

With double glazed door giving access to the side return, interior door opening into ground floor WC, a contemporary selection of grey gloss fronted wall and base units with work surfaces, ceramic sink and drainer with hot and cold mixer tap, ceiling light point, double glazed window to the side aspect, feature shelving and wine rack and lighting, space facility for fridge freezer and opens into rear kitchen extension. With integrated Neff induction hob with integrated oven with stainless steel extractor over, double glazed Velux roof light, recessed spots to ceiling, metro tiling to all splash backs, tiled floor, double glazed French door giving views and access to the rear garden, drop down ceiling light point over breakfast bar area, under cupboard lighting and contemporary wall mounted column radiator.

Ground Floor WC

3'05" x 3'10" (1.04m x 1.17m)

With a contemporary wall mounted wash hand basin with hot and cold mixer tap, push button low flush WC, tiled floor covering and heated chrome towel rail.

Rear Garden

From the side access point or the French doors in the extended kitchen leads out to a brick block full width patio area with lovely outside seating and entertaining area with raised decorative flowerbeds to borders and leading to the main garden area with sculptured lawn and decorative flowerbeds to all borders with a varied selection of mature trees, plants and shrubs, garden shed and finished with a rear wooden access gate and panel fencing to borders.

First Floor Accommodation

From the rear reception room stairs gives rise to the first floor landing with recessed spots to ceiling, picture rail, central heating radiator and interior doors opens into:

Bedroom One

11'05" x 12'01" (3.48m x 3.68m)

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

Bedroom Two

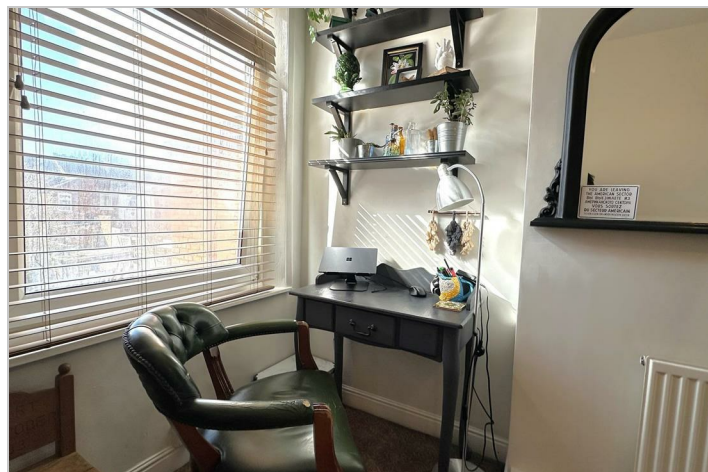
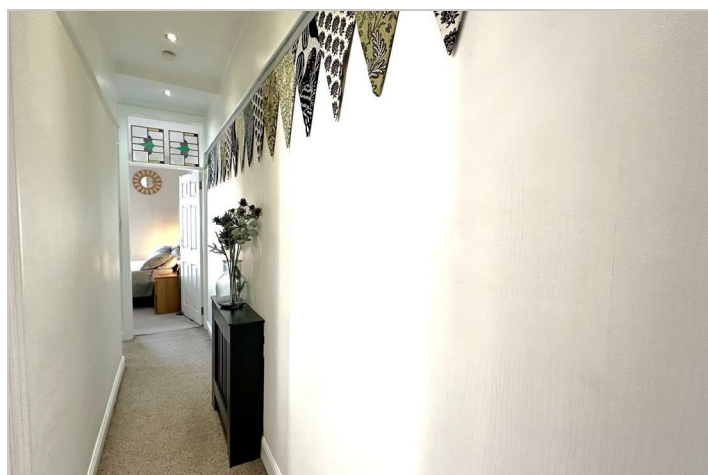
12'02" x 8'11" (3.71m x 2.72m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and door opening into over stairs storage cupboard with in-built storage and loft access point.

Superb First Floor Bathroom

11'04' x 6'7" (3.45m' x 2.01m)

With panel bath with hot and cold mixer tap, push button low flush WC, contemporary wall hung wash hand basin with under sink storage and hot and cold mixer tap, walk-in shower with Mira Escape electric shower over, frosted double glazed window to the rear aspect, fully tiled to all splash backs, tiled effect floor covering, ceiling light point and double opening doors opening into a laundry room with plumbing facility for washing machine and in-built shelving, boiler cupboard housing Worcester Bosch combination boiler and heated chrome towel rail.





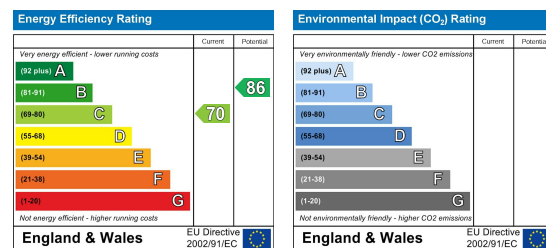
Floor Plan



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.