



## 5 Cherington Road

Selly Park, Birmingham, B29 7ST

Offers Over £280,000



**\*STUNNING ARCHITECT-DESIGNED THREE BEDROOM HOME IN PRIME LOCATION!\***

Tucked away behind private gates sits this exceptional, fully upgraded three-bedroom semi-detached home that perfectly combines stylish design with practical living. Ideally positioned just a short stroll from Stirchley's thriving high street, brimming with independent shops, cafés, and eateries, the property also benefits from excellent commuter links to the QE Hospital, University, and City Centre via nearby Pershore Road and Bournville train station. Local parks are close at hand, with Selly Oak, Bournville, Cotteridge, and a good school all within easy reach. Beautifully reimaged by an architect, this unique home offers an abundance of light, space, and carefully considered finishes. The accommodation briefly comprises: an enclosed front garden with driveway, a welcoming entrance, a stunning open-plan living and dining room with built-in storage, and a contemporary kitchen complemented by a separate utility room and ground floor WC. Upstairs, the property has been reconfigured to provide three generous bedrooms, alongside a stylishly family bathroom. With its tasteful décor and thoughtful layout, this home truly offers something special for those seeking modern comfort in a vibrant community. To arrange your viewing of this outstanding home, please contact our Bournville sales team today.



**Approach**

This stunning three-bedroom semi-detached home is approached via double-opening gates leading into a shared driveway, with two designated off-street parking spaces, storage shed, and low-level contemporary wooden fencing. A gate opens into the front fore garden, which is mainly laid with tarmac and complemented by raised sleeper flowerbeds, well stocked with plants and shrubs to the boundaries, alongside an attractive exposed brick wall. This in turn leads to a charming double-glazed stable door, opening into:

**Superb Open Plan Living/Dining Room**

24'0" max x 19'07" (7.32m max x 5.97m)

A beautifully presented space with stylish wood effect herringbone flooring benefitting from underfloor heating. The feature chimney breast offers a recessed focal point, while a large array of in-built storage solutions ensures practicality without compromising on design. The room is further enhanced by three drop-down ceiling light points, recessed ceiling spotlights, and two elegant double-glazed sash windows to the front aspect, filling the space with natural light. A door opens to stairs rising to the first floor, with a further door providing access to a generous walk-in storage cupboard, complete with ceiling light point and wall-mounted electric boxes.

**Ground Floor WC/Utility**

I-shaped 9'03" max x 6'09" max (I-shaped 2.82m max x 2.06m max)

Continuing with the stylish herringbone flooring and underfloor heating, this practical space offers plumbing and provisions for a washing machine and tumble dryer. A stainless steel sink and drainer with hot and cold mixer tap is set above useful under-sink storage, complemented by contemporary tiled splashbacks. Recessed ceiling spotlights provide a modern finish, with additional storage areas and a low-flush WC completing the room.

**Contemporary Kitchen**

13'09" x 10'03" (4.19m x 3.12m)

Accessed via an open walkway from the living/dining room, the kitchen is a striking space with a vaulted ceiling and two electric double-glazed Velux roof lights, alongside a stable-style window, all ensuring excellent natural light. The design is enhanced with wall-mounted lights, continued herringbone flooring with underfloor heating, and a stylish combination of wooden-faced and painted black units. A complementary worksurface houses a stainless steel sink and drainer with hot and cold mixer tap, accompanied by under-cupboard lighting and mirrored splashbacks for a modern finish. The kitchen further benefits from a range of high-quality integrated appliances, including a Bosch double oven with plate warmer and microwave, as well as integrated

dishwasher, fridge and freezer. A useful breakfast bar area provides an ideal spot for casual dining or entertaining.

#### First Floor Accommodation

A stunning painted staircase with stunning bespoke carpet runner rises from the living/dining room, illuminated by a double-glazed Velux roof light to the rear. The landing area is finished with recessed ceiling spotlights and provides access to the first-floor accommodation via a series of internal doors.

#### Bedroom One

12'06" x 13'03" max (3.81m x 4.04m max)

A beautifully designed room enjoying excellent natural light from a double-glazed Velux roof light to the front aspect. The walls are enhanced with acoustic panelling, complemented by three additional wall-mounted light fittings. The bedroom boasts a superb selection of in-built furniture, including wardrobes, drawers, and a dressing table. A contemporary wall-mounted column heated oil radiator provides a modern feature, while recessed ceiling spotlights and a loft access point complete the room.

#### Bathroom

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

With a further vaulted ceiling and double glazed Velux roof lights to rear aspect, recessed spots to ceiling and bathroom suite comprising panel bath with hot and

cold mixer tap and mains shower attachment and glass shower screen, wall mounted contemporary wash hand basin with hot and cold mixer tap, hidden cistern push button WC, contemporary tiling to flooring, recessed spots to ceiling, wall mounted light points, ceiling mounted extractor, door opening into hidden storage area, storage to eaves space and also housing the hot water cylinder,

#### Bedroom Two

13'04" x 11'07" (4.06m x 3.53m)

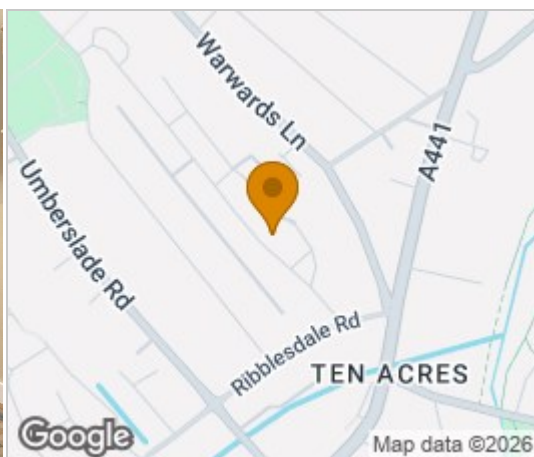
With further double glazed Velux roof light to the front aspect incorporating window seat, in-built storage to eaves space, recessed spots to ceiling, further contemporary wall mounted oil radiator, wood effect floor covering and a sliding internal door opens into:

#### Bedroom Three

7'04" x 12'02" to recess x 9'03" max (2.24m x 3.71m to recess x 2.82m max)

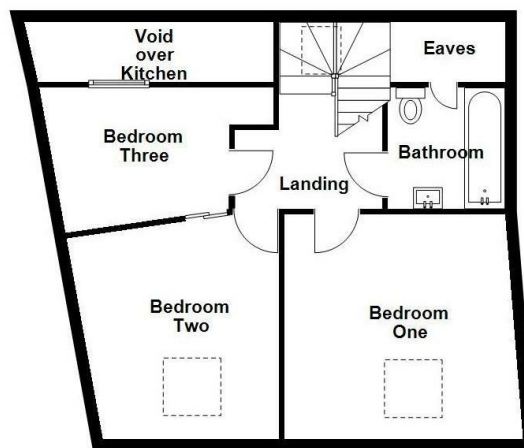
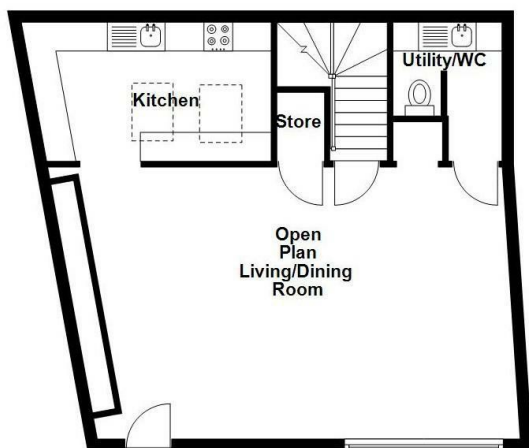
Also being accessed from the landing door opens into bedroom three with wall mounted oil radiator, ceiling light point, wood effect floor covering, storage to recess space and double opening hatch gives light and views over the kitchen area.





## Floor Plan

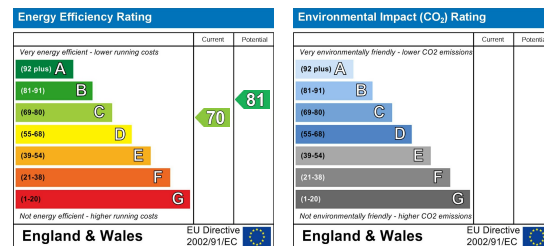
Cherington Road -  
NOT TO SCALE -  
For illustrative  
purposes only



## 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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