Rice Chamberlains ESTATE AGENTS LLP



30 Winnie Road

Selly Oak, Birmingham, B29 6JX

Offers In The Region Of £220,000

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***IDEAL FIRST HOME OR INVESTMENT – THREE BEDROOMS – NO CHAIN!" A fantastic opportunity for first-time buyers and investors alike, this three bedroom terraced home is ideally positioned for access to the University of Birmingham, Queen Elizabeth Hospital and Selly Oak Train Station. The property would benefit from a scheme of some updating and modernisation, but offers excellent potential for a buyer looking to put their own stamp on a home or an investor seeking a property in this consistently popular rental location. The accommodation comprises: entrance hallway, two reception rooms, kitchen, ground floor bathroom and three bedrooms to the first floor. The property also benefits from double glazing, central heating and a rear garden. Ideally located for the excellent amenities of Selly Oak, including the nearby retail park, Bristol Road and its wide range of shops, bars, restaurants and transport links. Birmingham University and the QE Hospital are also within easy reach.**

Offered for sale with NO ONWARD CHAIN. Early viewing is highly recommended.







Approach

This three bedroom mid terrace property is approached via a low level brick wall with a low maintenance slabbed fore garden, then step leads up to a double glazed front entry door with frosted double glazed window above opening into:

Front Reception Room

12'06" into bay x 11' (3.81m into bay x 3.35m)

With laminate wood effect floor covering, double glazed bay window t the front aspect, in-built meter cupboard, ceiling light point, central heating radiator and doors opening into:

Rear Reception Room

10'08" x 10'11" (3.25m x 3.33m)

With door opening into under stairs storage cupboard, continued laminate floor covering, central heating radiator, double glazed window to the rear aspect, ceiling light point, door to stairs to the first floor landing and open walkway into:

Kitchen

9'06" x 6'05" (2.90m x 1.96m)

With a matching selection of wall and base units with wooden effect work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap over, integrated four ring burner gas hob with in-built stainless steel extractor over and stainless steel splash back, integrated Limona oven, space facility for washing machine or under counter fridge, wall mounted Vaillant boiler, tiled splash backs, double glazed window to the side aspect, double glazed obscured door to the side return, ceiling light point, central heating radiator, laminate wood effect floor covering and door opening into:

Ground Floor Bathroom

6'06" max x 6'08" max (1.98m max x 2.03m max)

With tiled floor covering, bath with hot and cold mixer tap and electric shower over, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, fully tiled to all walls and floor, frosted double glazed window to the side aspect and central heating radiator.

First Floor Accommodation

From the rear reception room stairs gives rise to the first floor landing with two in-built cupboards, ceiling light point, loft access point and interior doors opening into:

Bedroom One

10'11" x 10'10" (3.33m x 3.30m)

With laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed window to the front aspect.

Bedroom Two

11' max x 7'11" max (3.35m max x 2.41m max)

With laminate wood effect floor covering, ceiling light point, central heating radiator, over stairs storage cupboard and double glazed window to the rear aspect.

Bedroom Three

5'10" x 9'10" (1.78m x 3.00m)

With laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed window to the rear aspect.

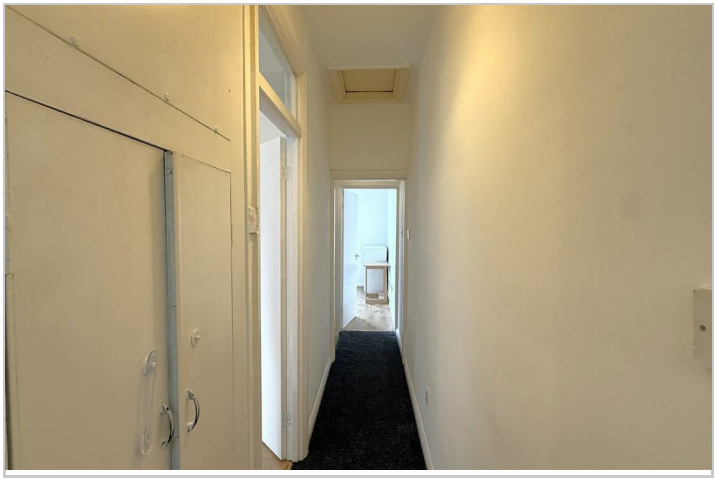
Rear Garden

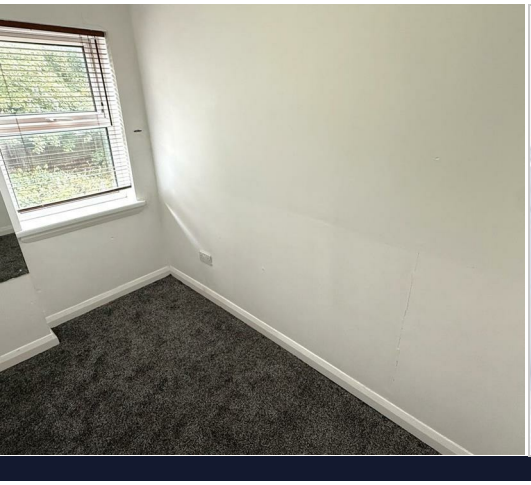
Being accessed from the kitchen onto an initial side return with wooden gate and shared neighbour access then opening up to the main garden area. Being a great size but currently overgrown, it offers a great opportunity to turn it into something lovely and manageable.

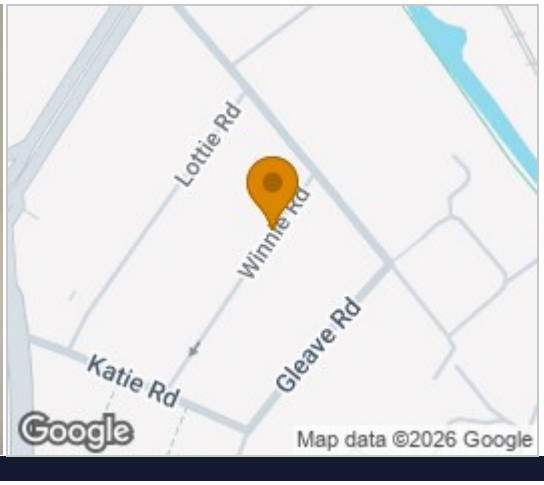


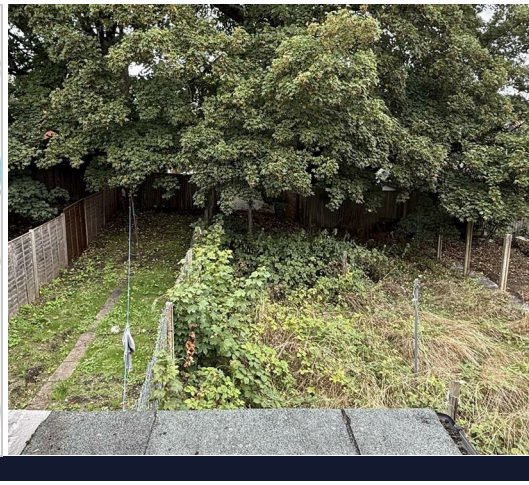












Floor Plan



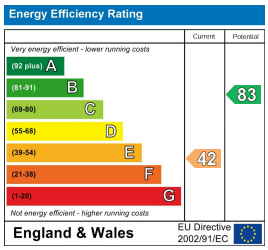
Viewing

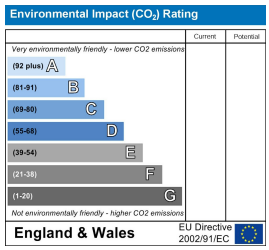
Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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