



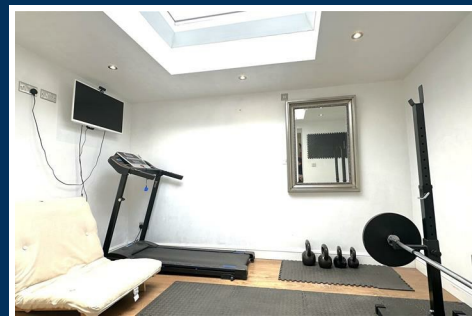
30 Green Meadow Road

Selly Oak, Birmingham, B29 4DE

Offers Over £395,000



EXCELLENT, EXTENDED DORMER BUNGALOW WITH NO CHAIN!! Tucked away on this lovely, leafy road on the Bournville Village Trust is this excellent 3-4 bedroom dormer bungalow which has been extended and enlarged to offer excellent space throughout with the opportunity to further improve. Set back behind a fore garden and driveway you have versatile living space throughout with a superb extended living and dining room, converted garage, kitchen, two bedrooms (one currently a home office), bathroom, loft bedroom and shower room and an great size mature rear garden. Ideally placed for access to all of the nearby places of interest including the local schools, local parks including bowling greens and tennis courts and well placed for The University of Birmingham, QE Hospital, Royal Orthopedic Hospital and also the City Centre and further transport links via the nearby Bristol Road. To book your viewing please call our Bournville team.



Approach

This superb, extended three / four bedroom bungalow is approached via a block brick front driveway providing off street parking leading in-turn to double opening garage doors to storage area and also a mature front fore garden mainly laid with mature lawn with hedgerows and potted plants and shrubs and pathway leading to a storm porch with a UPVC frosted double glazed door opening into:

Entrance Hall

With laminate effect floor covering, stairs giving rise to the first floor, ceiling light point, central heating radiator, decorative picture rail and internal doors opening into:

Bathroom

8'03" x 8'06" (2.51m x 2.59m)

With panel bath with mains power shower over, wash hand basin on pedestal with hot and cold taps, push button low flush WC, siring cupboard with in-built shelving, heated chrome towel rail, recessed spots to ceiling, frosted double glazed windows to the front aspect and fully tiled to floor and splash backs.

Bedroom Three (current office)

10'07" x 10'05" (3.23m x 3.18m)

With double glazed window to the front aspect, ceiling light point, central heating radiator, in-built double storage cupboard and overhead storage unit and laminate wood floor covering.

Bedroom Two

13'10" x 10'11" (4.22m x 3.33m)

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

Superb Extended Living and Dining Area

22'08" max x 18'03" max (6.91m max x 5.56m max)

With continued laminate floor covering, double glazed French doors with accompanying side windows giving panoramic views of the rear garden, side access door to rear courtyard and garden, ceiling light point, inset fireplace with raised hearth with brick surround and wooden mantle piece, further double glazed window to the side aspect, two central heating radiators and doors opening into:

Kitchen

14'10" x 8'03" (4.52m x 2.51m)

L-Shaped kitchen with a matching selection of wall and base units with integrated oven and four ring burner electric hob, space facility for washing machine and tumble dryer, work surfaces incorporating composite sink and drainer with hot and cold mixer tap, double glazed window and double glazed exterior door giving views and access to the rear garden, space facility for an American style fridge freezer, recessed spots to ceiling, central heating radiator, tiled floor covering and tiled splash backs.

Garage Conversion

11'08" x 9'02" (3.56m x 2.79m)

Currently utilised as a home gym with the possibility of a further bedroom. With recessed spots to ceiling, laminate floor covering, double glazed feature lantern roof light, central heating radiator and door opens into storage area with double doors opening out to the front driveway and provides useful storage space and also housing Worcester Bosch combination boiler,

Rear Garden

With a initial full width raised decking area with plants and shrubs to borders leading to the main garden area mainly with mature lawns with a selection of mature plants, trees and shrubs and pathway leading to a raised vegetable patch and a wooden summerhouse currently being utilised as a home office alongside a further raised decking area with pergola.

First Floor Accommodation

From hallway staircase gives rise to the first floor landing with door opening into superb storage space to eaves space and could offer the further potential, laminate floor covering, recessed spotlights and doors opening into:

Shower Room

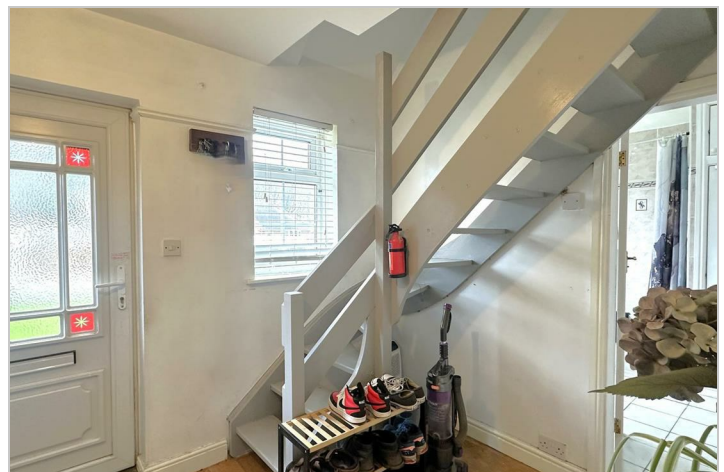
3'11" x 7'03" (1.19m x 2.21m)

A modern shower room with shower with mains power shower over, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, hidden cistern push button WC, tiled floor and recessed spots.

Dormer Bedroom One

16'6" max restricted head height x 11'04" max rest
(5.03m max restricted head height x 3.45m max restr)

With central heating radiator, double glazed dormer window to the rear aspect, ceiling light point and storage to eaves space





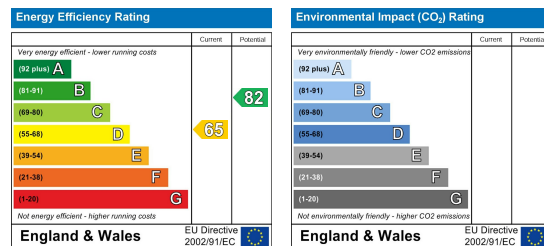
Floor Plan



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.