



## 2 Fourth Avenue

Selly Oak, Birmingham, B29 7EU

Offers In The Region Of £340,000



**\*A Charming and Spacious Three Bedroom End Terrace with Loft Room/Office – Excellent Location & Great Potential\*** Located on a sought-after tree-lined avenue in Selly Park, this much-improved and extended three bedroom Edwardian end terrace is offered presents a wonderful opportunity for buyers looking for generous space with further potential to personalise. The property boasts a lovely mix of period features and modern touches, while benefiting from direct pedestrian access to Cannon Hill Park via nearby Third Avenue. Perfectly positioned for access to the Dental Hospital, QE Hospital, University of Birmingham, Edgbaston Cricket Ground and Birmingham City Centre, the home is also conveniently located near the popular neighbourhoods of Selly Oak, Moseley, Harborne, Bournville, and Stirchley. Excellent local schools, direct transport links, and nearby attractions such as the MAC, Birmingham Wildlife Conservation Park, and Botanical Gardens make this a fantastic location for families and professionals alike. The accommodation includes a fore garden and entrance vestibule, a hallway, front reception room with bay window and feature fireplace, and a rear reception room. Furthermore you have a breakfast room, contemporary kitchen, side lean-to with utility / wc and good size rear garden. Upstairs, the first floor offers a spacious main bedroom with bowling green views, two further well-proportioned bedrooms, and a shower room. A further staircase leads to a converted loft room, ideal as a home office or hobby space, offering additional flexibility. This is a delightful home, full of character and with fantastic potential, situated in a prime residential location. Viewing is highly recommended



### Approach

This well presented and sizable three bedroom end terrace terrace is approached via a low level front wall and low maintenance front fore garden with blue slate chippings and blue engineering brick pathway leads to a composite front entry door opening into:

### Vestibule

With wall mounted electric fuse box and opens into:

### Main Hallway

With laminate wood floor covering, central heating radiator, stairs giving rise to the first floor and interior door opens into:

### Front Reception Room

14'08" x 10'08" (4.47m x 3.25m )

With double glazed bay window to the front aspect, cornice to ceiling, picture rail, ceiling light point with ceiling rose, decorative inset fireplace with tiled surround and wooden mantle piece (not tested), central heating radiator, continued laminate flooring, continued laminate flooring, central heating radiator,

### Reception Room Two

10'10" x 13'03" (3.30m x 4.04m )

With ceiling light point, with ceiling rose, cornice to

ceiling, picture rail, single glazed window to the side lean-to, inset decorative cast iron fireplace with inset gas fire (not tested and glazed interior door opening into:

### Breakfast Room

11'09" x 9'10" (3.58m x 3.00m )

With single glazed window into lean-to, central heating radiator, ceiling light point with decorative ceiling rose, cornice to ceiling, marble effect tiled flooring, glazed door to under stairs storage cupboard and glazed doors opening into:

### Contemporary Re-Fitted Kitchen

10'04" x 8'04" (3.15m x 2.54m )

With a white selection of wall and base units with integrated oven and four ring burner gas hob with contemporary splash back and in-built contemporary extractor over, ceramic sink and drainer with hot and cold mixer tap, metro tiling to splash backs, wall mounted contemporary column radiator, continued marble effect tiled floor, recessed spots to ceiling, work surface and single glazed door and windows to side lean-to.

### Lean-To

27'08" x 5' (8.43m x 1.52m )

With tiled floor covering, single glazed window French doors opens into rear reception room, wall mounted Worcester Bosch combination boiler,

double glazed windows to the side aspect, UPVC double glazed door gives access to the rear garden and opens into:

#### Ground Floor WC/Utility

9'04" x 5'07" (2.74m x 1.70m)

With washing machine, tumble dryer, stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, low flush WC and tiled floor.

#### Rear Garden

With patio, panel fencing to borders, side access gate and mainly laid to mature lawns and offering loads of further potential.

#### First Floor Accommodation

Staircase gives rise to the first floor landing with ceiling light point with ceiling rose, cornice to ceiling, central heating radiator and internal doors opens into:

#### Bedroom One

12'03" x 13'03" (3.73m x 4.04m)

With two double glazed windows to the front aspect, ceiling light point with ceiling rose, cornice to ceiling, central heating radiator and door opens into under stairs storage area.

#### Bedroom Two

13' 04" x 8'01" (3.96m 1.22m x 2.46m)

With double glazed window to the rear aspect, hardwood wooden floor covering, central heating radiator, ceiling light point with ceiling rose and cornice to ceiling.

#### Shower Room

7'04" x 5'02" (2.24m x 1.57m)

With walk-in shower with mains power shower over, heated chrome towel rail, wash hand basin on pedestal with hot and cold mixer tap, low flush WC, tiled floor, tiling to all walls and ceiling light point.

#### Bedroom Three

10'06" x 8'03" (3.20m x 2.51m)

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

#### Top Floor Loft Room

both with restricted head height 17'5" max x 14'2"

(both with restricted head height 5.31m max x 4.32m)

From the hallway staircase with decorative balustrades gives rise to the top floor loft room with hardwood floor covering, two double glazed Velux roof lights to rear aspect, exposed wooden beams, storage to eaves space, two ceiling light points and central heating radiator.





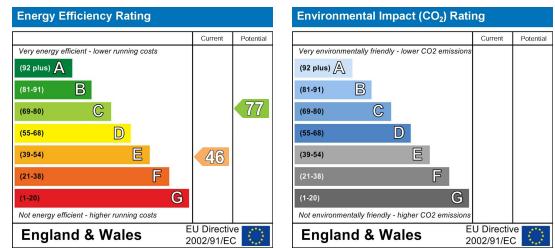
## Floor Plan



## 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.