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PROPERTY . PERSONALLY

# 37 Selwyn Road, Birmingham, B16 0SJ

## Asking Price £650,000

Hadleigh Estate Agents are pleased to present this substantial four bedroom detached family home situated on Selwyn Road for sale, offered with no upward chain.

The property comprises of; Entrance hallway, spacious living room leading to a further piano room. To the rear is a modern open plan kitchen and diner. Further benefitting from underfloor storage, utility room and guest WC.

The first floor has three double bedrooms, a further spacious single bedroom, modern family bathroom benefitting from freestanding bath and walk in shower. Completing upstairs is a separate WC and loft access.

This home boasts an attractive front garden, with driveway parking and garage with electric doors. To the rear is a large, private tiered garden enclosing patio area, internal cellar storage, and garden studio.

## Location

Selwyn Road is located conveniently on the back of the ever popular Edgbaston Reservoir. Nearby Hagley Road offers excellent transport links into Birmingham City Centre including an array of bars, restaurants and shops.

## Entrance Hallway

Original tiled flooring, ceiling spotlights and light point. Double glazed front door and windows to front elevation with storage underneath. Understairs walk in storage and pantry.

## Lounge

Spacious lounge with wooden flooring, traditional open feature fireplace, double glazed bay window to front elevation, two gas central heating radiator, ceiling spotlights and light point.

## Piano Room

Tiled flooring, double glazed windows to rear elevation and rear door. Gas central heating radiator and ceiling spotlights.

## Kitchen Diner

Modern fitted kitchen with a range of base and wall units, including pan drawers. Integrated oven, Belfast sink, 5 ring hob and extractor hood. Further benefitting from kitchen island, integrated

dishwasher, fridge and freezer. Wooden flooring, ceiling spotlights and light points, double glazed windows and patio doors to rear elevation. Two gas central heating radiators and dining area. Benefitting from further underfloor storage.

### Utility Room
Plumbing for washing machine, housing boiler, ceiling light point and electrics.

### WC

Low level flush WC, hand wash basin, double glazed window to front elevation, ceiling spotlight and tiled flooring.

### Landing
Carpeted flooring, gas central heating radiator, ceiling spotlights and double glazed windows to front and side elevation.

### Master Bedroom

Exposed brick wall, original wooden flooring, gas central heating radiator, ceiling spotlights and double glazed window to rear elevation.

### Bedroom Two

Wooden flooring, gas central heating radiator, double glazed window to front elevation and ceiling spotlights.

### Bedroom Three

Carpeted flooring, gas central heating radiator and ceiling spotlights. Internal storage cupboard, double glazed windows to rear elevation and loft access.

### Bedroom Four

Carpeted flooring, ceiling light point, double glazed window to front elevation, gas central heating radiator.

## Bathroom

Designer bathroom suite, with walk in mains shower, vanity unit and freestanding bath. Tiled flooring, partially tiled walls, towel radiator, ceiling spotlights, low level flush WC and double glazed windows to rear elevation.

## WC

Low level flush WC, hand wash basin, wooden flooring, gas central heating radiator, double glazed window to front elevation and ceiling spotlight.

## Garden Studio

Double glazed windows, skylight, electric heater, electric's and spotlights.

## Garden

Tiered garden with upper slabbed patio area, steps down to; external cellar access for storage, lawned garden with mature shrubs and trees. Rear slabbed patio area and garden studio.

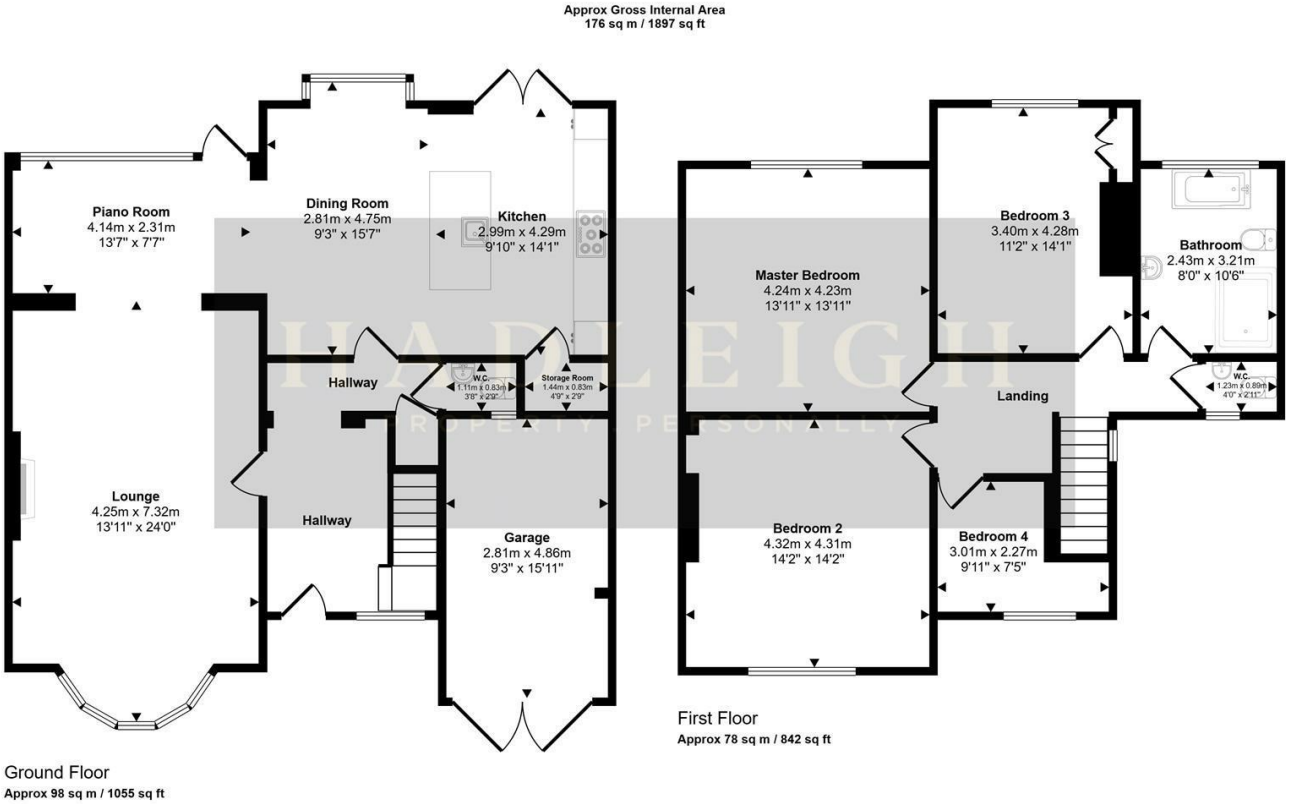
## Garage

Electric garage doors, electrics and lighting.

## General Information

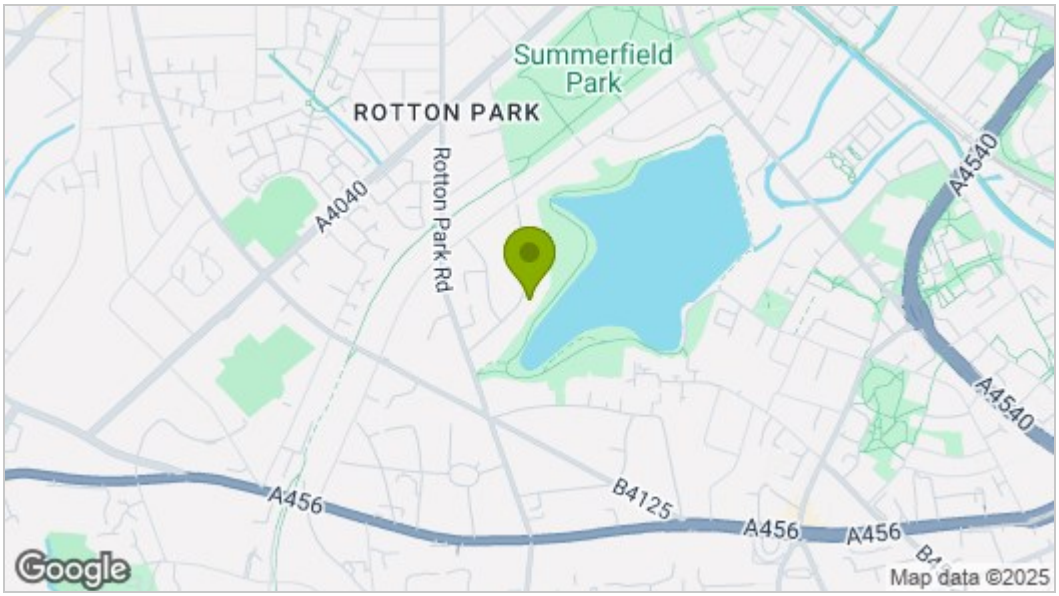
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.
Tenure - Freehold
EPC - E
Council Tax Band - F

## Floor Plan

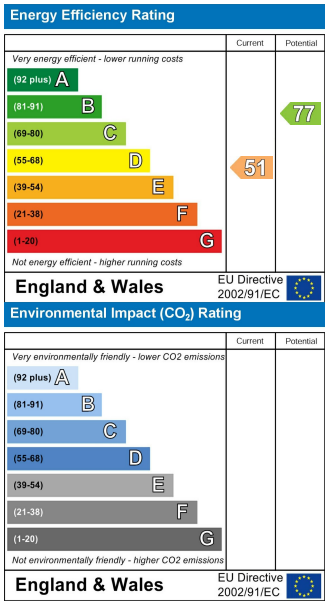



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map




## Energy Efficiency Graph

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