

Milner Road Selly Oak Birmingham B29 7RL



A THREE BEDROOM TERRACE HOUSE IN THIS POPULAR AREA ON THE SELLY OAK / SELLY PARK BORDER - Benefiting from dining kitchen and generously proportioned through reception room & southerly facing garden. NO UPWARD SALE CHAIN. EP RATING: D

Pershore Road Office
0121 451 1331

www.oulsnam.net

HOW TO GET THERE (B29 7RL) :- If travelling north along Pershore Road(A441) through Stirchley towards the City centre, after the one-way section (Hazelwell Street) continue straight on. After the traffic lights at the right turn to Cartland Road and after the left fork into Warwards Lane, take the next left into St Stephens Road. Turn right into Milner Road where the house is along on the left hand side.

General Advice: Before travelling a distance to view any property, to get a feel for a locality, many think it worthwhile exploring the setting on Google Earth / Google Maps Street View.

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ACCOMMODATION

Enclosed Porch

Entered via double doors with glazed panels.

Connected Living Rooms 27'11 into bay x 11'1 max (8.51m into bay x 3.38m max)

Entered via wooden door with a glazed panel. Comprising:-

Front Living Room Area

With two radiators and a double glazed bay window. An opening leads to:-

Rear Living Room Area

With stairs leading out and sliding door with glazed panel leading to:-

Breakfast Kitchen 13'8 max, 5'9 min x 11'1 max, 6'4 min (4.17m max, 1.75m min x 3.38m max, 1.93m min)

With space for a table and chairs, radiator, double glazed window overlooking the garden, range of cupboards and units with inset sink with double glazed window above, hob, oven, spaces for appliances, tiling and door opening to:-

Rear Lobby Area

With radiator, double glazed door leading to the garden and a door to:-

Extra WC

With low flush suite, tiling and glazed window. From the rear lobby a door leads to:-

Bath / Shower Room 8'3 x 7' (2.51m x 2.13m)

With walk in shower, bath, basin, wc, radiator and double glazed window.

UPSTAIRS

Landing

With hatch opening to the loft and doors to all the bedrooms.

Front Bedroom 11'4 x 9'9 (3.45m x 2.97m)

With fitted wardrobes to the front of which measurement is taken, radiator and two double glazed windows.

Middle Bedroom 11'3 x 8'3 (3.43m x 2.51m)

With radiator, built in cupboard / wardrobe and double glazed window overlooking the garden.

Rear Bedroom 13'10 max x 6'5 (4.22m max x 1.96m)

With radiator, double glazed window overlooking the garden and gas fired central heating boiler.

OUTSIDE TO THE REAR

The rear garden is mainly paved for ease of maintenance and is not directly overlooked from behind. With hedge and fence borders there is a brick built shed and a gate at the rear of the garden leads to a shared path.

OUTSIDE AT THE FRONT

The house is set back from the road behind a compact front garden with low boundary wall.

GENERAL INFORMATION

TENURE: The Agent understands the property is Freehold.



SERVICES: All mains services are available.

FIXTURES AND FITTINGS: All items of fixtures and fittings except those mentioned in these detailed sales particulars are excluded from the sale. Some carpets and curtains may be available by separate negotiation.

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES


We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
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