

Manilla Road Selly Park Birmingham B29 7PY



WITH NO UPWARD CHAIN AND SCOPE TO MODERNISE - Three Bedrooms Terrace House With Two Reception Rooms & Westerly Facing Garden In Selly Park - EP rating D

**Pershore Road Office
0121 451 1331**

www.oulsnam.net

HOW TO GET THERE (B29 7PY): If travelling through Stirchley, proceed north along Pershore Road (A441) towards the City centre. After passing the right turn to Cartland Road, continue for approx three quarters of a mile and turn right into Dogpool Lane. Take the first left turn into Manilla 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

Entrance Hall

Entered via hardwood door with glazed panel above. This has doors to the inner lobby area and to:-

Front Living Room 13'1 into bay x 8'10 (3.99m into bay x 2.69m)

With radiator and bay window at front.

Inner Lobby

With cupboard off beneath stairs and opening to:-

Rear Living Room 12'3 x 12'1 (3.73m x 3.68m)

With radiator and window overlooking the garden. Doors lead to the stairs and to:-

Kitchen 13'9 x 6'3 (4.19m x 1.91m)

With range of cupboards and units with inset sink with window above, tiling, spaces for appliances, gas fired central heating boiler, radiator and door to:-

Rear Lobby

With wooden door with glazed panel leading to the garden and further sliding door leading to:-

Bathroom 6'8 x 6'7 (2.03m x 2.01m)

With bath, basin, wc, radiator, tiling and double glazed window.

UPSTAIRS

Landing

With hatch to the loft and doors to all first floor rooms.

Front Bedroom 12'3 x 11'4 (3.73m x 3.45m)

With radiator and two windows at the front. There is also a built in wardrobe / cupboard.

Middle Bedroom 12'6 x 9'1 (3.81m x 2.77m)

With radiator and window overlooking the garden.

Rear Bedroom 13'11 max x 6'6 (4.24m max x 1.98m)

With radiator and window overlooking the garden.

OUTSIDE AT THE REAR

A paved area next to the house leads to gate with shared path beyond which is garden area with further potential.

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. All carpets and curtains are included.

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		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	