

**Manilla Road Selly Park Birmingham B29 7PZ**



A SMART TWO DOUBLE BEDROOM VICTORIAN ERA TERRACE HOUSE LOCATED IN POPULAR SELLY PARK. Offering Modern Kitchen & Bathroom plus Two reception rooms amongst many features. EP RATING: D

Pershore Road Office  
0121 451 1331

**www.oulsnam.net**

**HOW TO GET THERE (B29 7PZ):** 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 after passing the right turn to Dogpool Lane take the next turn right into Hobson Road. Take the first right turn into Manilla Road where the house is 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

Approached via door with glazed window inset and glazed toplight above, with further glazed internal door leading through into:-

### Front Reception Room 12'7 max x 12'2 plus the bay (3.84m max x 3.71m plus the bay)

With double glazed square bay window to the front elevation, central heating radiator, stripped wooden floorboards, wall mounted gas fire, coving to the ceiling, two ceiling light points and opening through into:-

### Rear Reception Room 12'8 max x 12'1 (3.86m max x 3.68m)

With central feature gas living flame style fireplace with cast iron surround, wooden mantelpiece over and slate style hearth, double glazed window to the rear elevation, central heating radiator, door to understairs storage cupboard and door and stairs elevating to the first floor accommodation, coving to the ceiling, ceiling light point and door leading through into:-

### Kitchen 13'7 x 7' (4.14m x 2.13m)

Fitted with a modern range of grey gloss effect units with work surfaces fitted over, integrated one and half bowl ceramic sink and drainer unit, space suitable for five ring gas range style cooker with stainless steel extractor hood fitted over, central heating radiator, double glazed window to the side elevation, obscured double glazed door leading out to the rear garden, wall mounted central heating boiler system concealed behind matching unit frontage, ceiling light points and door leading through into:-

### Utility Area 5'9 x 5'2 (1.75m x 1.57m)

With space and plumbing for a washing machine, further recess space for tumble dryer, double glazed window to the side and door leading through to:-

### Downstairs WC

With obscured double glazed window, WC, wash hand basin and light point.

## FIRST FLOOR ACCOMMODATION

### Landing

With central heating radiator, access hatch to roofspace, stair wall lights and doors radiating off to:-

### Bedroom One 12'8 max x 12'3 (3.86m max x 3.73m)

With two double glazed windows to the front elevation, central heating radiator, door to overstairs storage cupboard and ceiling light point.

### Bedroom Two 12'1 x 10' max (3.68m x 3.05m max)

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

### Bathroom

Fitted with modern white contemporary suite incorporating, panel bath, pedestal wash hand basin, wc and separate shower enclosure with plumbed mixer shower fitted over, obscured double glazed window, recessed ceiling spot lights, door to storage cupboard and central heating radiator.

## OUTSIDE TO THE FRONT

The property is approached via small foregarden with brick retaining wall.

## OUTSIDE TO THE REAR

### Garden

The rear garden is mainly laid to lawn with initial patio area with rear gate to provide access to the rear of the property. There is a hardstanding suitable for a garden shed.

## 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.

Regulated By



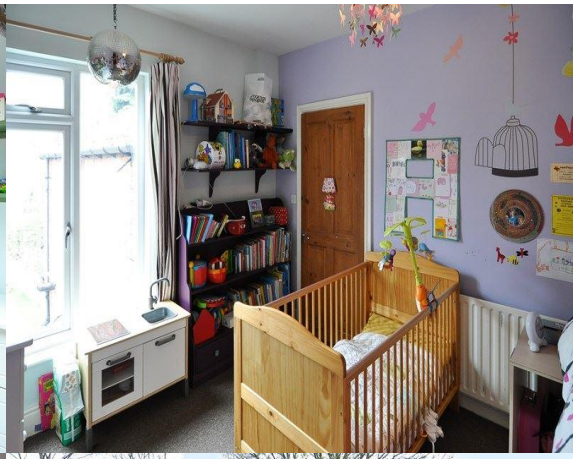
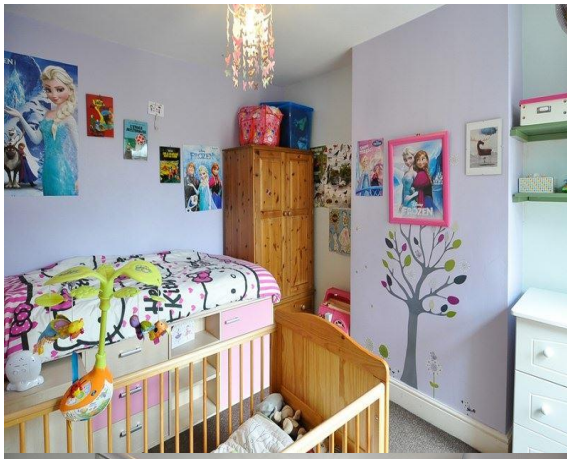
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>62</p>	<p>89</p>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 