



SELLYWICK ROAD

BIRMINGHAM, B29 7JJ

£1,000,000

FREEHOLD

OPEN HOUSE | FRIDAY 13TH JUNE 12PM 2PM - CALL TO REGISTER | Detached Residence | Four Bedrooms | Large Rear Garden | Garage and Private Driveway Parking

Davidson

9 SELLYWICK ROAD



Elegant Four-Bedroom Detached Home in Prestigious Selly Wick Road

📄 All attendees must be registered and qualified via Davidson Estates to attend.

📄 To arrange your registration or book a slot at the open house, contact Davidson Estates today.

Nestled on the highly sought-after Selly Wick Road in Selly Park, this charming four-bedroom detached property offers a blend of classic character and modern comfort. With a generous internal space of approximately 1981 sqft, it provides an ideal setting for family living.

Selly Wick Road presents an exceptional opportunity to reside in one of Birmingham's most desirable locations. With its spacious accommodation, private garden, and access to exclusive residents' facilities, it is a perfect choice for those seeking a harmonious blend of comfort and convenience.

The ground floor boasts a welcoming entrance hall leading to a bright and airy lounge, a separate dining room, conservatory and a fully fitted kitchen with separate utility area. The first floor accommodates four generously sized bedrooms, each benefiting from ample natural light and storage options. A well-appointed family bathroom serves the upper floor, featuring modern fixtures and fittings.

The property is complemented by a private, mature garden, offering a tranquil outdoor space for relaxation and entertainment. A driveway provides off-road parking, leading to an integrated garage with additional storage space.

Location:

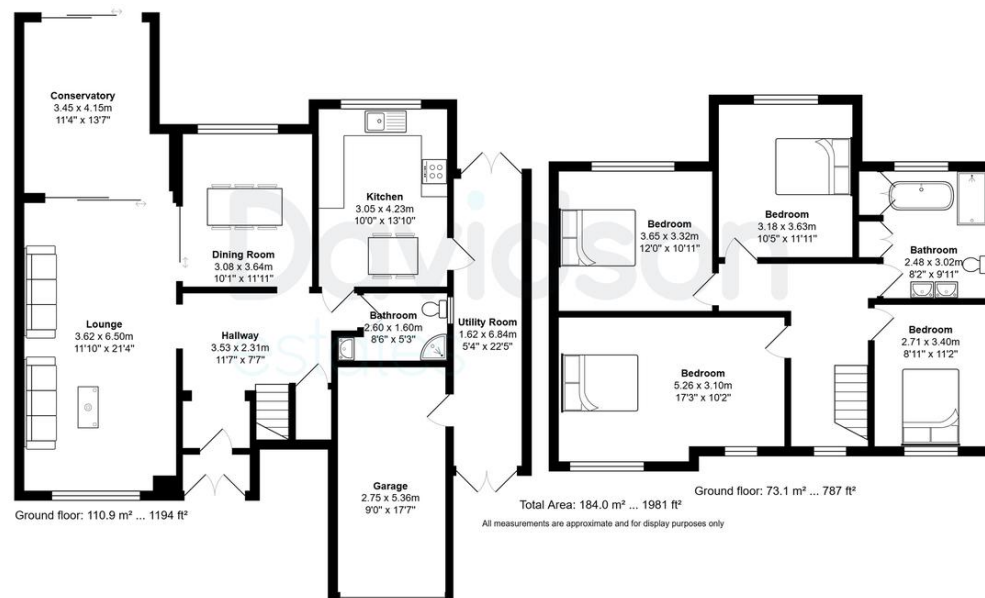
Selly Wick Road is renowned for its picturesque setting and proximity to local amenities. The property is conveniently located near the Queen Elizabeth Hospital and the University of Birmingham, making it ideal for professionals and academics.

Excellent transport links, including Selly Oak and Bournville train stations, provide easy access to Birmingham City Centre. The area also offers a variety of shopping facilities, bars, restaurants, and recreational amenities such as Cannon Hill Park and the Midlands Art Centre.

For further details or to arrange a viewing, please contact 01214557727.

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Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements