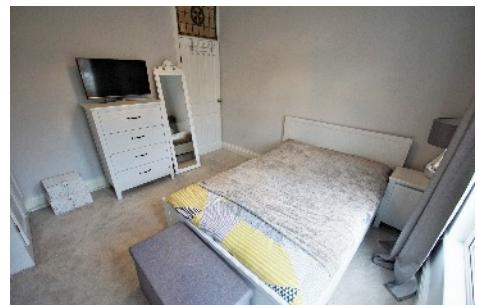


**Cecil Road, Selly Park,  
Birmingham, B29 7QG**

**Offers in Excess of £215,000**



We are delighted to offer to the market this beautiful period home in this fantastic location in Selly Park which offers not only excellent access into the City Centre, QE Hospital and University via the nearby transport links but also the local attractions which include Cannon Hill Park and Edgbaston Cricket Ground via the River Rea walk which is located behind the house. The property itself has to offer the following centrally heated and double glazed (where stated) accommodation; shallow fore garden, open plan living dining area, kitchen and staircase rising to the first floor, with two bedrooms and bathroom. The property also benefits from a lovely rear garden and a rear garage accessed via private service road. Energy Efficiency Rating E.



## ACCOMMODATION

### Approach

This property is approached via a shallow front fore garden with gate giving access to a single glazed double entry doors opening into:

### Porch

With front entry door with stained glass window above opening into:

**Open Plan Living/Dining Room 11' 5" (max) x 11' 2" (not into bay) Living Area 12.2" (max) x 11' 4" (max) Full Length 23' 10"**

Dining area with single glazed bay window to the front aspect, central heating radiator, ceiling light point and open walkway through to the living area. With a double glazed window to the rear aspect, ceiling light point, feature fireplace with brick surround, central heating radiator and door opening into:

**Kitchen 15' 3" (max) x 11' 10" (min) x 6'7" (max)**

With tiled floor covering, door opening into under stairs storage cupboard, stairs giving rise to the first floor landing, central heating radiator, ceiling light point, door with double glazed window giving access to the rear garden, double glazed window to the side aspect, tiling to splash back areas, a selection of matching wall and base units, integrated oven, four ring burner hob with extractor over, stainless steel sink and drainer with mixer tap over and space facility for dishwasher.

### First Floor Accommodation

From the kitchen a turning staircase gives rise to the first floor landing with an obscured single glazed window to the side aspect, loft access point, ceiling light point, central heating radiator and door opening into:

## **Bedroom One 10' 5" x 11' 2" (3.17m x 3.40m)**

With in-built wardrobes, central heating radiator, ceiling light point, double glazed window to the front aspect and stained glazed feature window over door.

## **Bedroom Two 12' 2" x 8' 4" (max)**

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

## **Bathroom 6' 9" (max) x 8' 9" (max)**

With tiled flooring, double glazed obscured window to the rear aspect, central heating radiator, tiling to splash back areas, bath with mixer tap over and mains power shower above, wash hand basin on pedestal with two taps over, low flush push button WC, door opening into cupboard housing the central heating boiler, ceiling light point and wall mounted extractor fan.

## **Rear Garden**

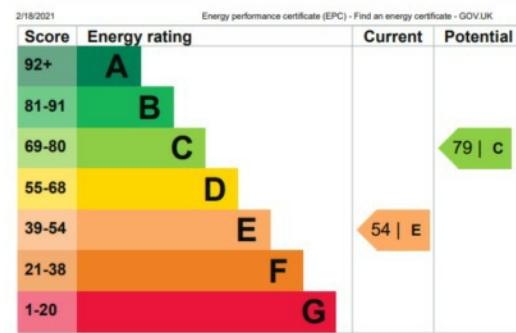
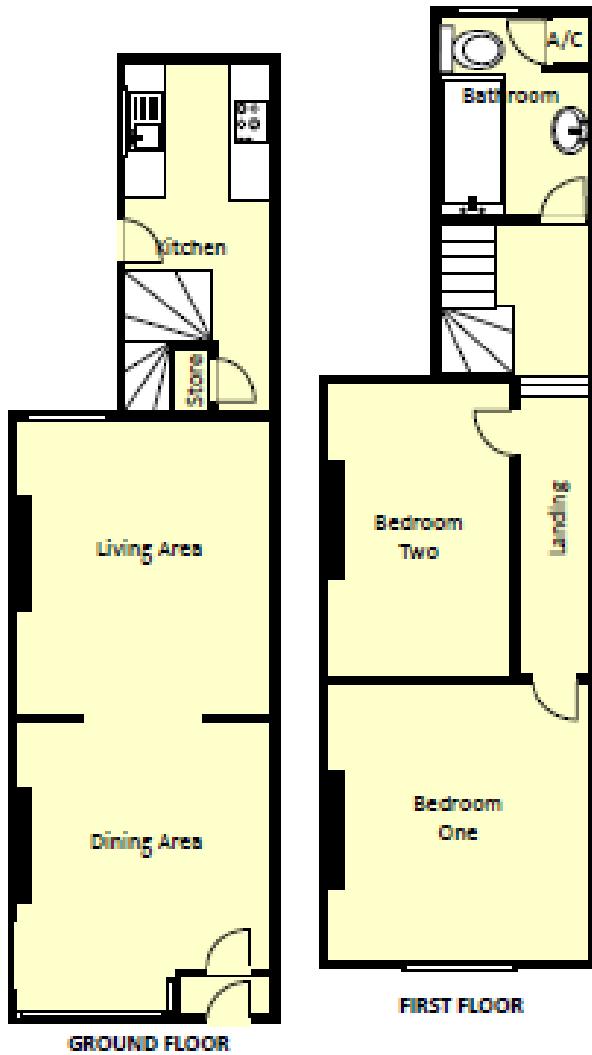
Accessed from the kitchen with paved patio area with two outhouses leading to rear entry gate with shared access point, block paved rear garden with seating area and fencing to borders and access to the rear garage that is accessed from a private rear access road and leads to a River Rea walk.

## **Council Tax Band**

According to the Direct Gov website the Council Tax Band for Cecil Road, Selly Park, Birmingham, B29 7QG is band B and the annual Council Tax amount is approximately £1,291.35 subject to confirmation from your legal representative.



Cecil Road  
For illustrative purposes only, NOT to scale.



Referral Fees - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Street Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.