ENGLANDS



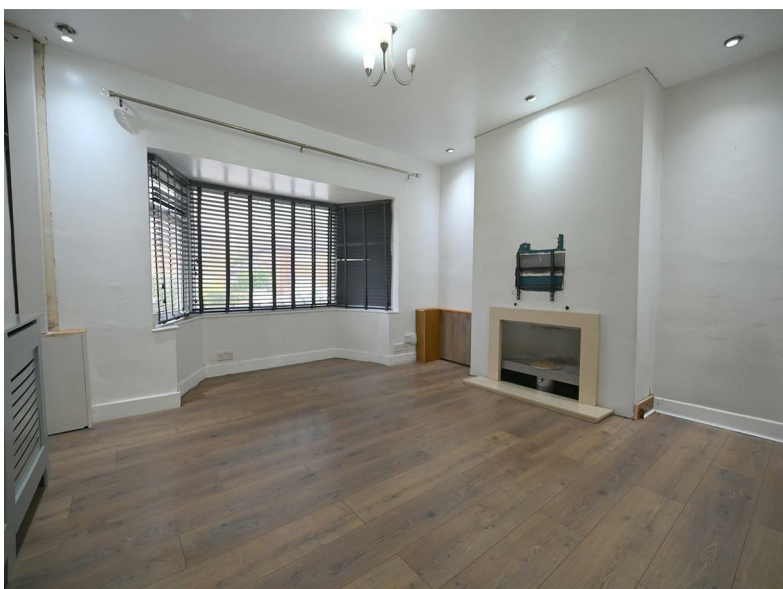
205 Reservoir Road

Selly Oak, Birmingham, B29 6SX

£230,000

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PROPERTY DESCRIPTION

A well-situated semi detached residence which includes living room, dining room, kitchen, two bedrooms, bathroom, garage, rear garden and driveway. It offers convenient access to the Bourn Brook Walkway, a pleasant walk alongside the Bourn Brook, connecting Harborne Lane to Woodgate Valley Country Park.

Reservoir Road is well situated just off Harborne Lane and is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham, good local amenities at Harborne High Street as well as the two local retail parks: Selly Oak battery park and Selly Oak retail park. The area is well served by regular transport services to comprehensive leisure, entertainment and shopping facilities available in the City Centre.

The property is set back from the road by a paved driveway.



Tel: 01214271974

205 Reservoir Road





Entrance door with obscured side window leads into:

HALLWAY
Having wooden style flooring, ceiling light point, radiator and stairs leading to first floor accommodation.

FRONT RECEPTION ROOM
3.88m max into bay x 3.77m max (12'8" max into bay x 12'4" max)
Having wooden style flooring, ceiling light point, recessed ceiling spotlights, radiator, UPVC double glazed bay window, fireplace with marble style surround and hearth.

REAR RECEPTION ROOM
4.33m max x 3.75m max (14'2" max x 12'3" max)
Having wooden style flooring, ceiling light point, radiator, UPVC double glazed window overlooking garden, fireplace with timber surround and marble style insert and hearth, wall light, built in understairs storage cupboard and further double glazed window overlooking garage.

KITCHEN
2.45m max x 1.94m max (8'0" max x 6'4" max)
Having a range of wall and base units with worktop over, partial tiling to walls, electric oven with induction hob and extractor fan over, single bowl sink drainer with mixer tap over, space for washing machine, UPVC double glazed window, radiator, ceiling strip lighting and wall mounted Ideal Combi gas boiler.

GARAGE
Having ceiling strip lighting, and window and door leading to garden.

Stairs rising to first floor accommodation.

LANDING
Having ceiling light point.

BEDROOM ONE FRONT
3.79m max x 3.18m max (12'5" max x 10'5" max)
Having ceiling light point, radiator and UPVC double glazed window.

BEDROOM TWO REAR
3.76m max x 2.70m max (12'4" max x 8'10" max)
Having ceiling light point, radiator, UPVC double glazed window and loft hatch access.

BATHROOM
Having recessed ceiling spotlights, radiator, pedestal hand wash basin, low flush WC, panelled bathtub with wall mounted telescopic and handheld showerhead, extractor fan, UPVC double glazed obscured window, partial tiling and panelling to walls.

OUTSIDE
Good sized rear garden with paved patio area, lawn, fence panel borders and wooden shed with lighting.

ADDITIONAL INFORMATION
Council Tax Band: B
Tenure: Freehold









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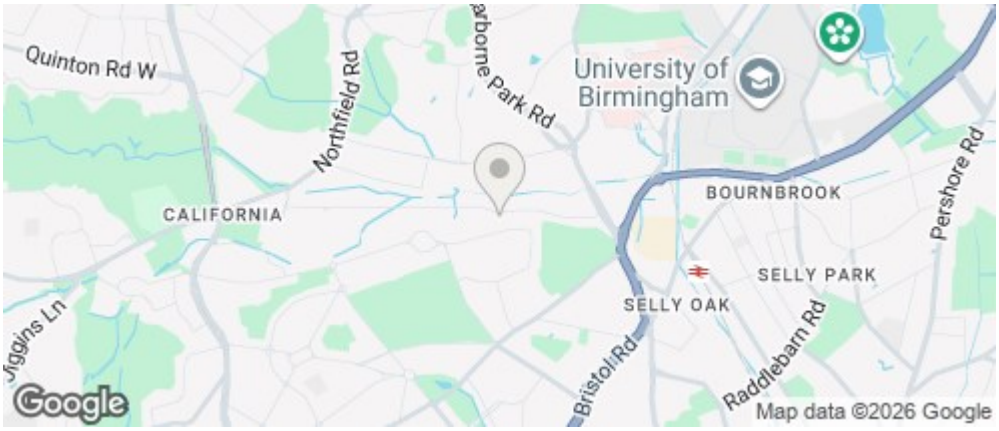




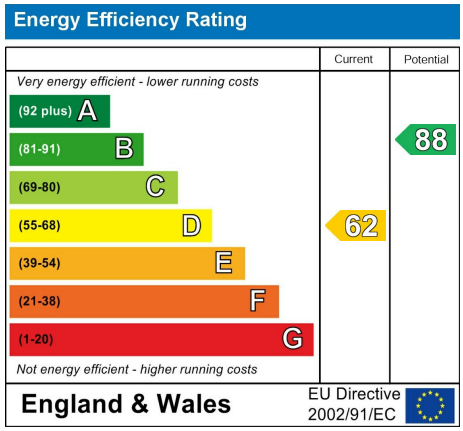
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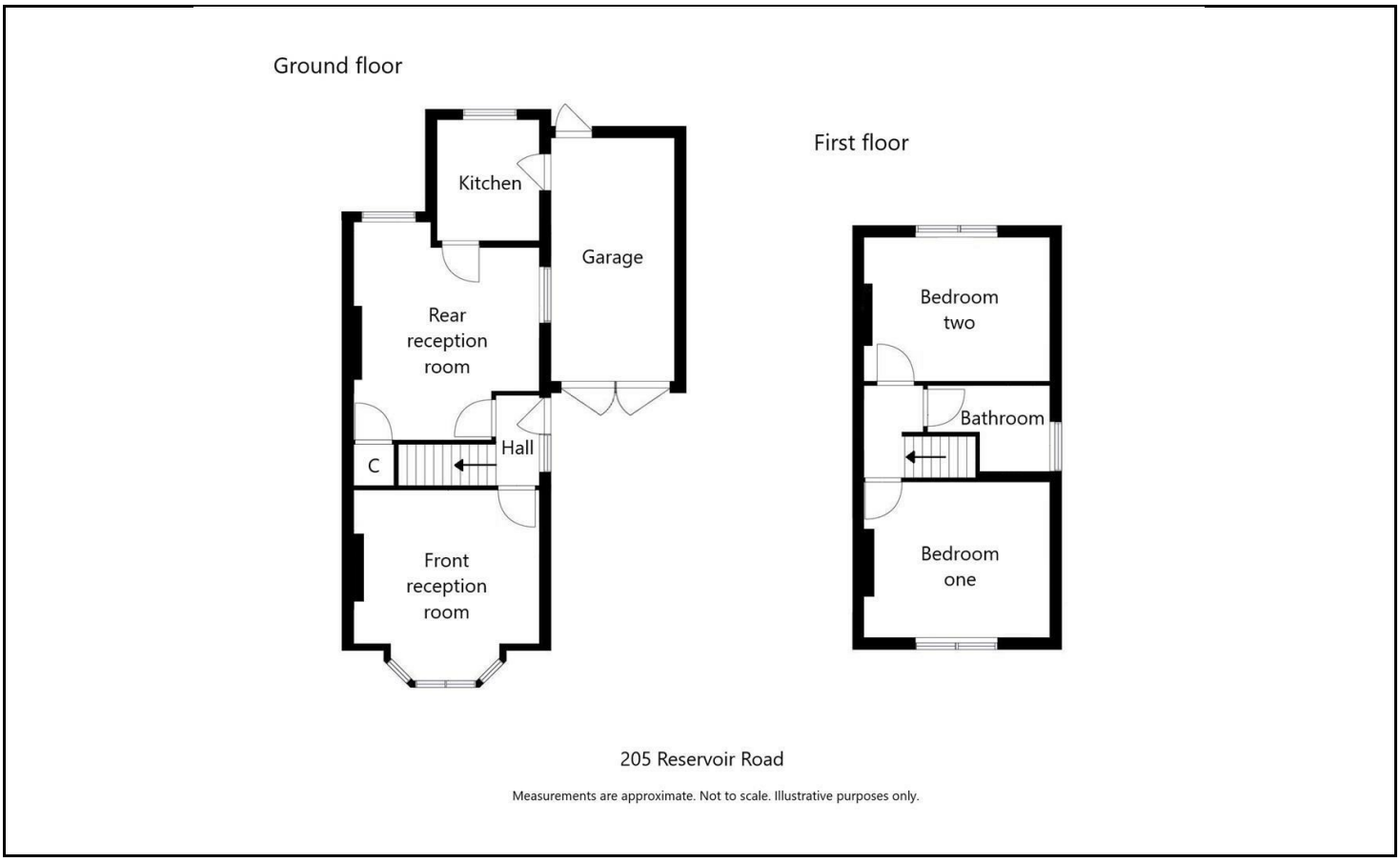
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

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146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.