



**30 SELLY WICK ROAD**  
SELLY PARK, BIRMINGHAM B29 7JA

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 30 SELLY WICK ROAD

£850,000

SELLY PARK

A most attractive detached house brimming with character and being situated in one of Selly Park's most favoured roads.

## Situation

The property is situated in a popular and pleasant residential road and within the Selly Park Conservation Area. Selly Park lies some 3 miles to the south of Birmingham City Centre which is easily accessed via the nearby A441 Pershore Road. The property is ideally located for Birmingham University which is around a mile distant, and the Queen Elizabeth Hospital is approximately a mile and a half away.

## Description

30 Selly Wick Road is a handsome 1920's double-fronted detached house which offers an abundance of charming traditional features. The property, whilst entirely habitable, would benefit from some general modernisation but offers the potential for someone to create a truly stunning home. Presently offering a generous 2,765 sq ft (257 sq m) of accommodation (including garaging) set over three floors, the property is ideal for family life.

The house is entered via a delightful front door with circular leaded and stained glass panel, set beneath an impressive classical portico with fluted columns and a scalloped shell canopy. The ground floor accommodation radiates off a welcoming central reception hall with a central oak framed staircase leading to the first floor.

The main reception room is an impressive through living room which has a wide bay window to the front, and glass sliding doors to the rear which open into the conservatory. The ceiling is a particular feature of the room with beautifully detailed ornate plasterwork to the beams which continues around the cornicing. The second reception room is the dining room which also has a bay window to the front and a connecting door leading into the kitchen.

The breakfast kitchen has modern shaker style fitted base and wall units with contrasting acrylic work-surfaces. There is a John Lewis electric oven and separate grill, John Lewis 4 ring electric hob with extractor over, integrated

dishwasher, space for fridge/freezer. A door off the kitchen leads into a glazed rear lobby which in-turn leads to the garden as well as into the conservatory. Another door off the kitchen leads to the utility room and through to the garage. Also located off the kitchen is a wetroom/WC.

On the first floor is a central gallery landing with fabulous stained and leaded glass windows to the garden. There are three excellent double bedrooms on this floor, two with bay windows to the front, and one overlooking the rear garden. One of the bedrooms has an en suite bathroom having bath with shower over, WC and wash basin. The other two bedrooms are served by a shower room with shower cubicle, WC and wash basin.

The second floor accommodation has a further bedroom with dormer window to the rear and a separate WC off to one corner. In addition there is a box room/study which could make an ideal bathroom if desired.

## Outside

To the front of the house is a well-stocked fore-garden, and driveway providing off road parking for three cars. There is an attached garage to the right hand side with a pedestrian door leading into the house via the utility room. Off to the rear of the garage is a useful garden store with double glazed doors providing through access to the garden.

To the rear of the house is a most delightful garden which stretches some 150 ft from the back of the house and which includes a paved patio, water feature, and a substantial lawn bordered with mature shrubs, trees, and hedges. To the far end of the garden is further paving, a vegetable patch, and three timber sheds. We have measured the total plot to be in the order of 0.25 acre.

## General Information

**Tenure:** The property is understood to be Freehold.

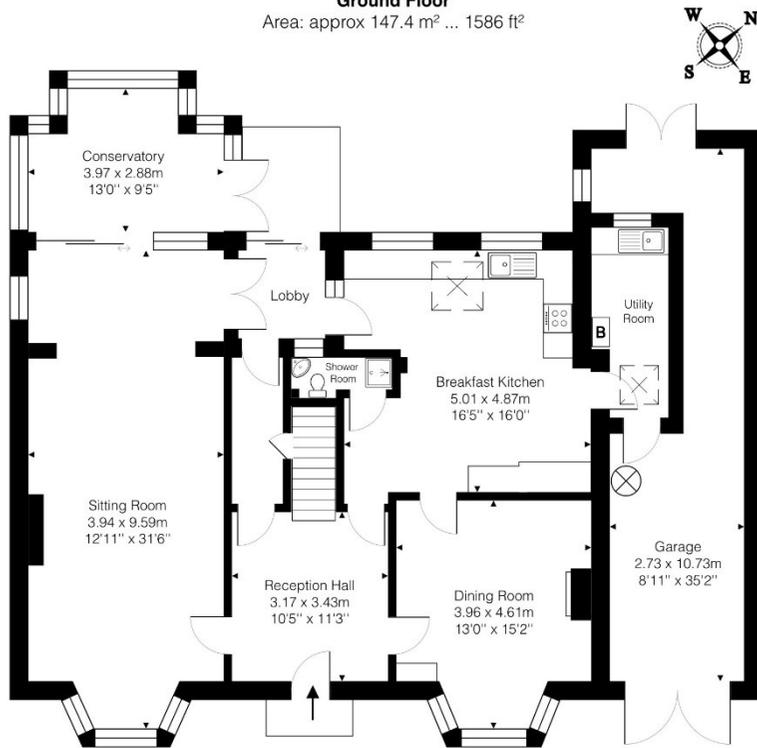
**Council Tax:** Band G



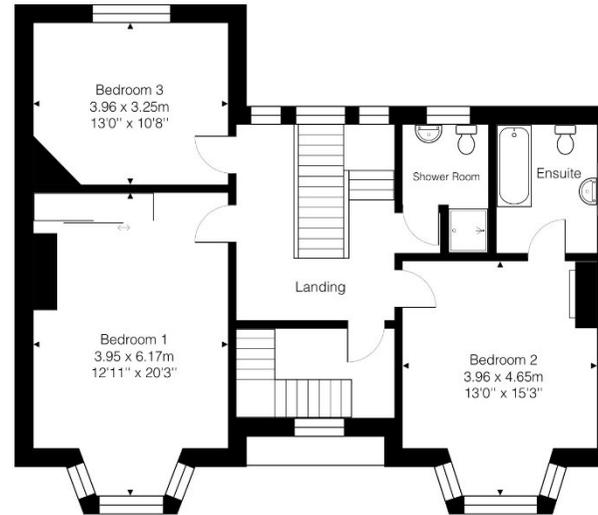


To view this property call Robert Powell on **0121 454 6930**

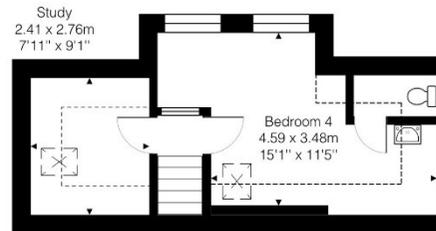
**Ground Floor**  
Area: approx 147.4 m<sup>2</sup> ... 1586 ft<sup>2</sup>



**First Floor**  
Area: approx 84.0 m<sup>2</sup> ... 905 ft<sup>2</sup>



**Second Floor**  
Area: approx 25.8 m<sup>2</sup> ... 278 ft<sup>2</sup>



All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details



30 Selly Wick Road, Selly Park, Birmingham.

Total Area: approx 257.2 m<sup>2</sup> ... 2769 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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