



Mimosa Close

Bournville Village Trust | Selly Oak

3 Bed Semi-Detached House

A well presented three bedroom semi-detached house, situated in the Bournville Village Trust, Selly Oak, within close proximity of Birmingham City Centre and the QE Hospital.

The accommodation, in brief, features: Driveway & Garage, Enclosed Porch, Hallway, Lounge with Feature Fireplace, Dining Room with Sliding Patio Doors to Rear Garden, Kitchen with Integrated Oven & Hob, Stairs to First Floor Landing, Master Bedroom with Built In Wardrobe, Double Bedroom Two, Bedroom Three with Built in Wardrobe and Main Bathroom.

Outside, the property offers a rear garden with paved patio seating area, lawn and fenced boundaries.

Situated in the popular location of Selly Oak, this property benefits from close proximity to shops, amenities, restaurants, a gym and cinema, plus public transport and local schools & Universities. It is also nearby to new Longbridge centre and its surrounding towns with easy access to Birmingham City Centre.

EPC D / Council Tax Band D

This property is sold on a freehold basis

As the sellers agent we are not surveyors or conveyancing experts, as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



Details

Porch

Hallway

Lounge

4.65m (Into The Bay) x 4.25m (15' 3" x 13' 11")

Dining Room

3.4m (Max) x 3.15m (Max) (11' 2" x 10' 4")

Kitchen

3.35m x 3.05m (11' x 10')

Garage

7.2m x 2.45m (23' 7" x 8')

Stairs to First Floor Landing

Master Bedroom

3.75m (Max) x 3.55m (Max) (12' 4" x 11' 8")

Bedroom Two

3.75m (Max) x 2.9m (Max) (12' 4" x 9' 6")

Bedroom Three

2.8m (Max) x 2.65m (Max) (9' 2" x 8' 8")

Bathroom

2.55m x 1.8m (8' 4" x 5' 11")





1 Mimosa Close, Selly Oak First Floor



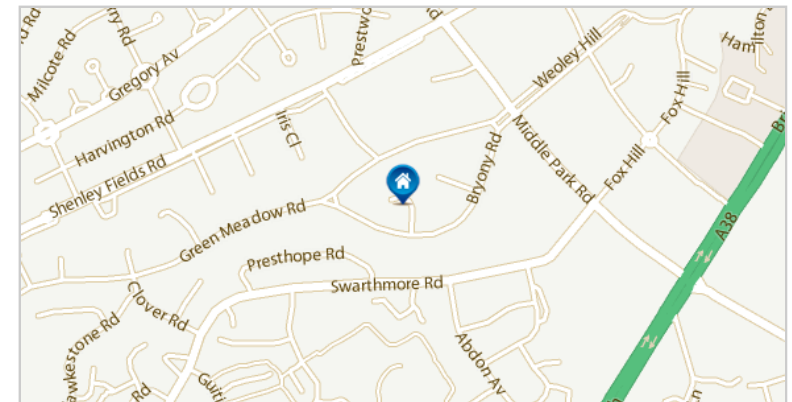
Ground Floor



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Floor Plans made using RoomSketcher.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



If you would like to arrange to view the property or make an offer, please contact Sharon Hingley on 0121 453 4349

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