



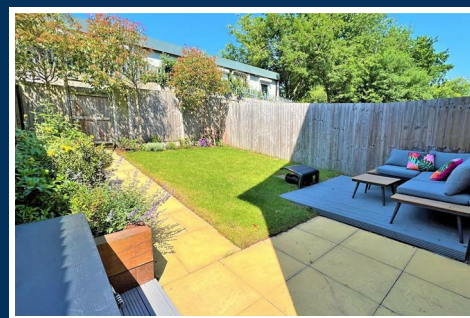
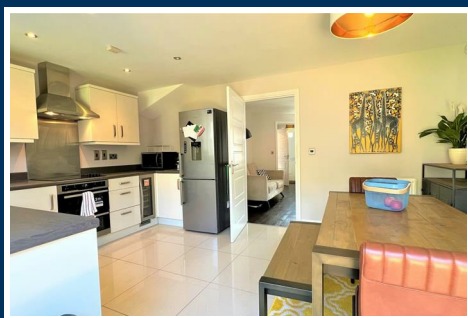
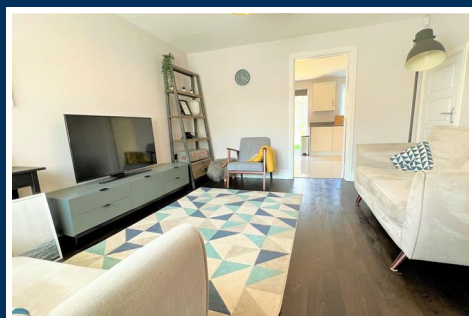
30 Pavilion Way

Selly Oak, Birmingham, B29 6TX

Offers In The Region Of £235,000



A fantastic opportunity to purchase this beautifully presented three-bedroom modern home, offered under a Section 106 Discounted Sale Affordable Housing Scheme. Superbly located on the popular The Oval development, close to Bournville and Selly Oak, the property is ideally placed for the QE Hospital, University of Birmingham, Birmingham City Centre and Bournville Village. The accommodation includes a living room, excellent open-plan kitchen/dining room, guest WC, three good-sized bedrooms, main bedroom with en-suite, family bathroom, driveway and attractive landscaped rear garden.



Approach

The property is approached via a block-paved driveway providing off-road parking, with a low-level boundary wall and trellis fencing. A composite front entrance door opens into:

Entrance Hall

With hardwood flooring, radiator, staircase rising to the first floor and doors leading to:

Guest WC

5'5" max x 3'0" max (1.66 max x 0.93 max)

Fitted with a contemporary suite comprising low-level WC and corner wash hand basin, with tiled splashback, radiator, frosted double-glazed window to the front and continued hardwood flooring.

Living Room

12'1" x 14'3" max (3.7 x 4.35 max)

A comfortable living room with double-glazed window to the front incorporating plantation shutters, hardwood flooring, radiator and useful understairs storage cupboard. Door leading through to:

Kitchen/Diner

15'4" x 11'4" (4.68 x 3.46)

An excellent open-plan kitchen and dining space fitted with a range of contemporary gloss-fronted wall and base units with complementary work surfaces. Integrated appliances include a double oven, electric hob with stainless-steel splashback

and extractor over, dishwasher and wine/drinks cooler, together with space for a fridge/freezer. There is also a stainless-steel sink and drainer, tiled flooring and double-glazed window overlooking the rear garden. The dining area provides space for a table and chairs, with double-glazed French doors opening directly onto the landscaped rear garden.

First Floor Accommodation

With decorative balustrade, loft access and useful airing/storage cupboard. Doors lead to:

Main Bedroom

15'4" x 12'0" (4.68 x 3.66)

A particularly generous main bedroom with double-glazed window to the front incorporating plantation shutters, radiator and useful walk-in over-stairs wardrobe. Door leading to:

En-Suite

5'2" max x 6'3" max (1.6 max x 1.93 max)

Fitted with a contemporary suite comprising corner shower enclosure, low-level WC and wash hand basin with storage beneath, complemented by tiled splashbacks and heated towel rail.

Bedroom Two

10'0" max x 9'3" (3.07 max x 2.84)

A good-sized second bedroom with double-glazed window overlooking the rear garden and radiator.

Bedroom Three

10'0" x 7'8" (3.06 x 2.36)

With double-glazed window overlooking the rear garden and radiator.

Bathroom

6'1" x 5'10" (1.86 x 1.8)

Fitted with a contemporary suite comprising panelled bath with glazed shower screen and shower over, wash hand basin and low-level WC, complemented by tiled surrounds, heated towel rail and frosted double-glazed window.

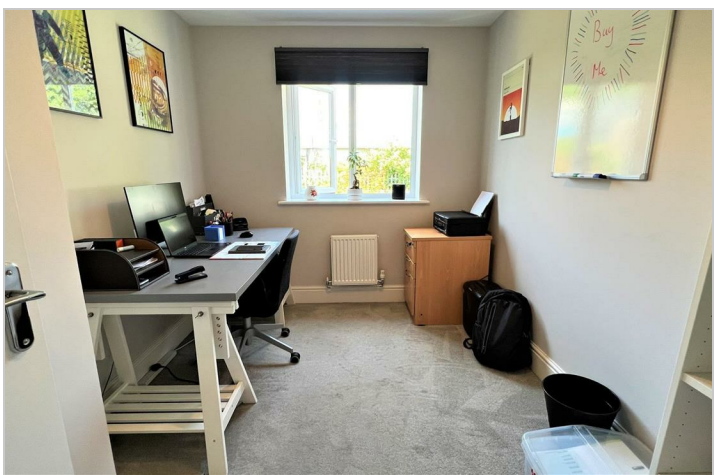
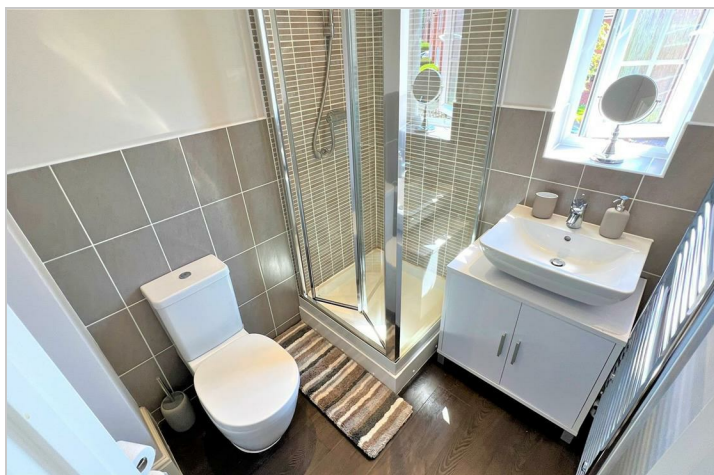
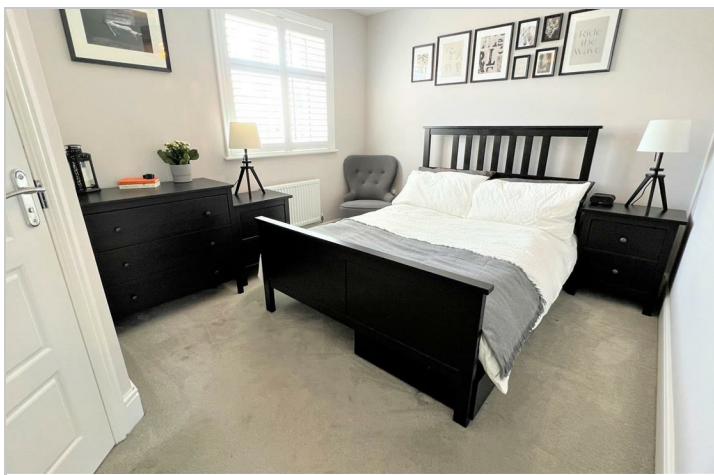
Rear Garden

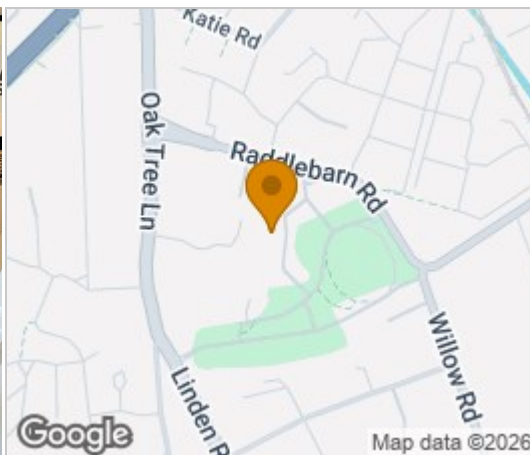
A lovely landscaped rear garden with an initial paved patio providing an ideal seating and entertaining area, leading to a raised deck and lawn with established planted borders. A pathway runs along the side of the property, with fencing to the boundaries and gated rear access.

AFFORDABLE HOUSING SCHEME Section 106

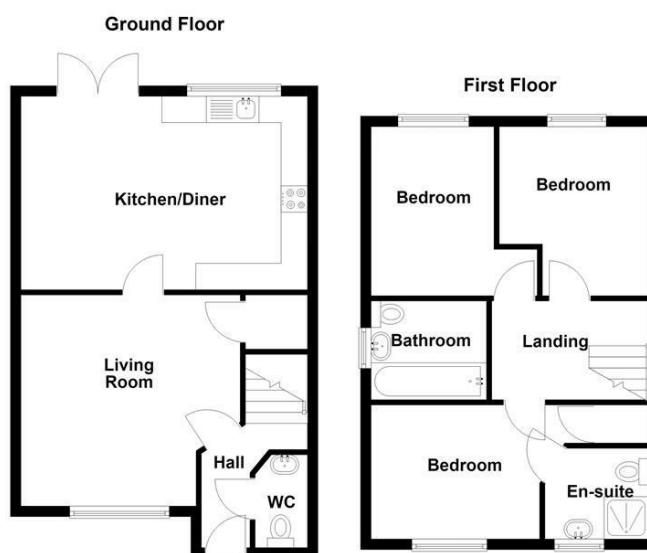
The property is offered for sale under a Section 106 Discounted Sale Affordable Housing Scheme and is subject to purchaser eligibility criteria. The property has a current full open-market RICS valuation of £330,000 and is being marketed at Offers in the Region of £235,000. Prospective purchasers should

contact Rice Chamberlains for further information regarding the scheme and applicable eligibility requirements.





Floor Plan

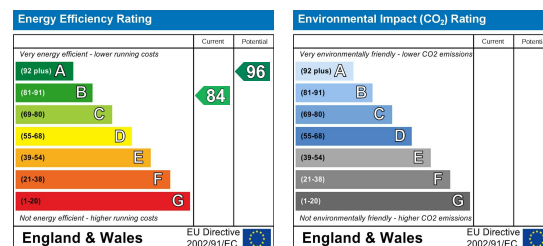


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.