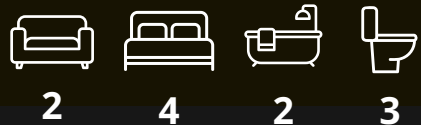




213 Umberslade Road Selly Oak
Birmingham B29 7SG

4 Bedroom Semi-Detached House

Price
£425,000



Thistle
estates

PROPERTY OVERVIEW:

Located in the dynamic and diverse suburb of Selly Oak, this home offers the perfect combination of convenience and tranquillity. The area is renowned for its close proximity to the University of Birmingham, making it a popular choice for students, academics, and professionals alike.

The surrounding community boasts a rich history, with landmarks such as the Weoley Castle ruins, reflecting the area's medieval heritage. With a wealth of amenities, excellent transport links, and beautiful green spaces, Selly Oak is an ideal location for both work and leisure.

KEY FEATURES:

- Spacious end-terraced house with substantial ground floor and loft extensions.
- Completely renovated, including re-plastering, re-wiring, plumbing, and a new kitchen and bathrooms.
- High-quality finishes, including new flooring and cottage-style stained wood doors throughout.
- Versatile accommodation across three floors, perfect for modern family living.
- Benefits from double glazing, gas central heating, and off-street parking.

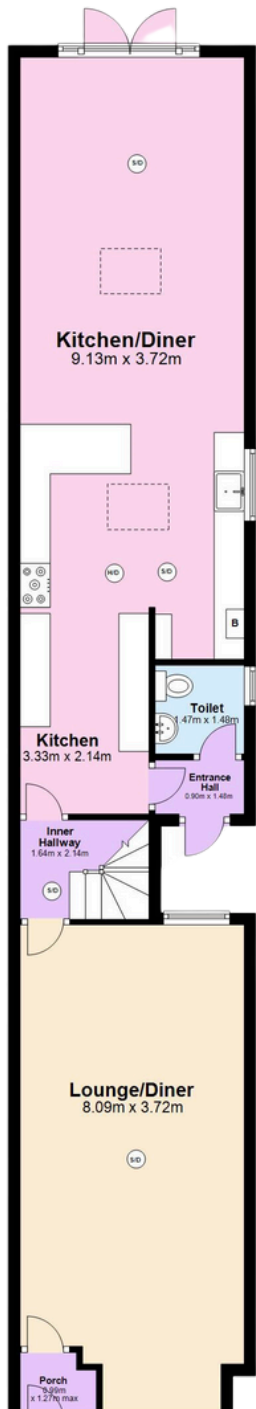
LOCATION:

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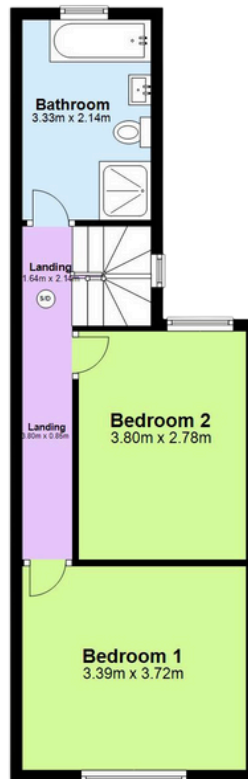
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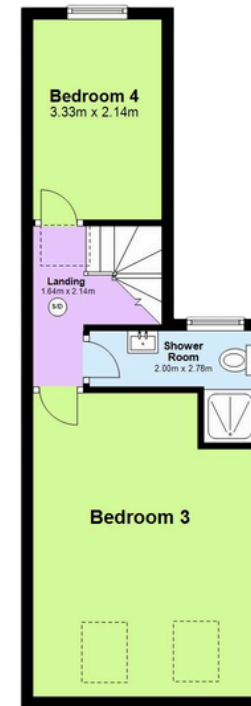




First Floor
Approx. 38.2 sq. metres



Second Floor
Approx. 31.1 sq. metres



NOTE: Please note that this plan has been drawn for illustrative and identification purposes only.

AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

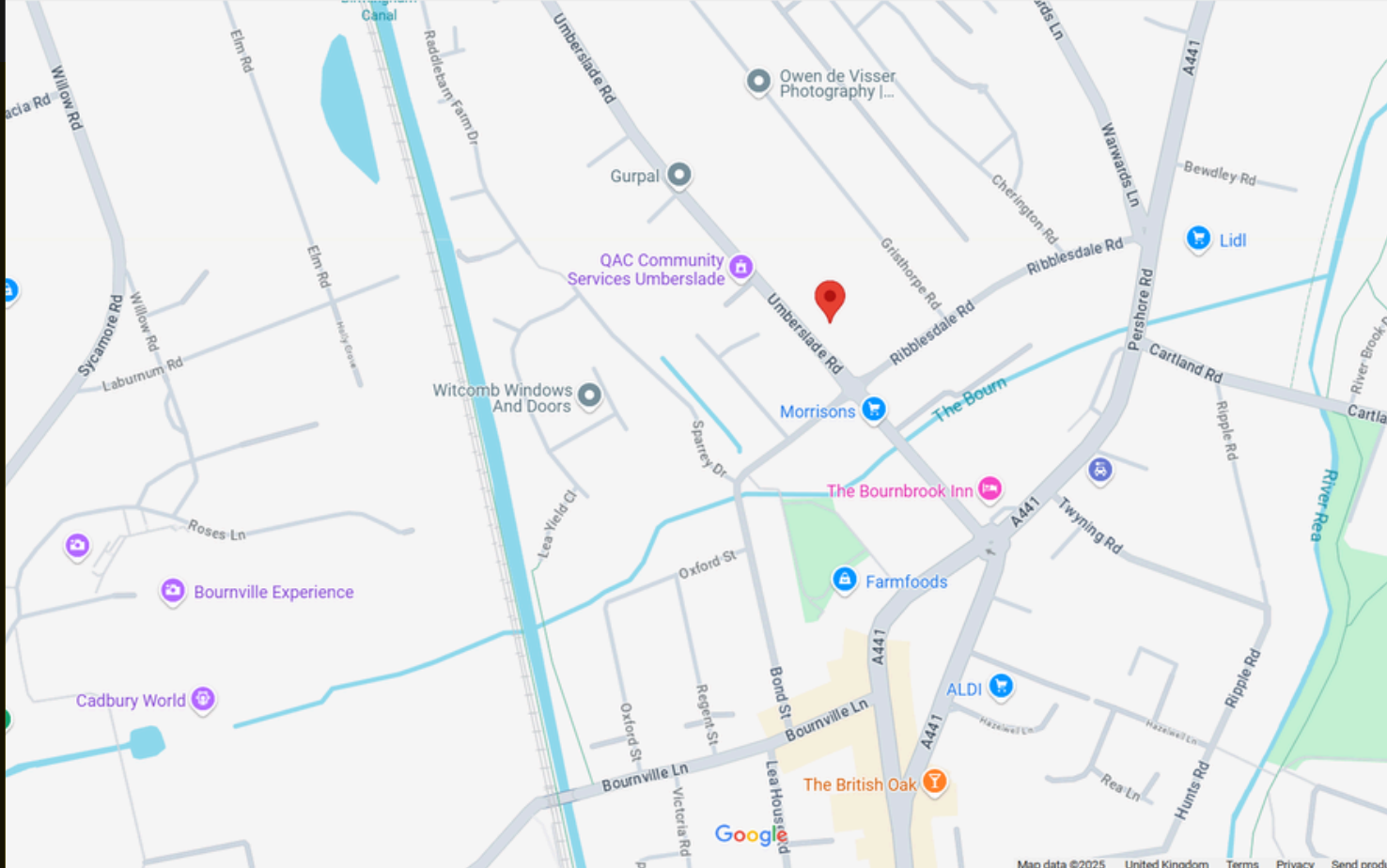
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Enquiries@ThistleEstates.com



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 Moseley Birmingham B13 8HR

Enquiries@ThistleEstates.com
 0121 256 2561



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

Tenure:
Freehold

Size:
Total Area
(Approx) 149.8 Sq. Meters

Services:
All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority:
Birmingham City Council

Council Tax Band:
B