



Oakfield Road, Selly Park, Birmingham



95 Oakfield Road, Selly Park, Birmingham **B29 7HL**

A lovely five bedroom family home with a superb ground floor bedroom suite with a wrap-around garden located on a popular residential road.

University of Birmingham 0.4 miles (walk), Selly Oak railway station 0.8 miles, Selly Oak 1.1 miles, Cannon Hill Park 1.2 miles, Edgbaston 1.7 miles, Birmingham City Centre 3.9 miles, M6 (J6) 5.6 miles, M42 (J2) 7.3 miles, Birmingham International Airport and NEC 13 miles (all distances are approximate)



Guide price: £895,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: F

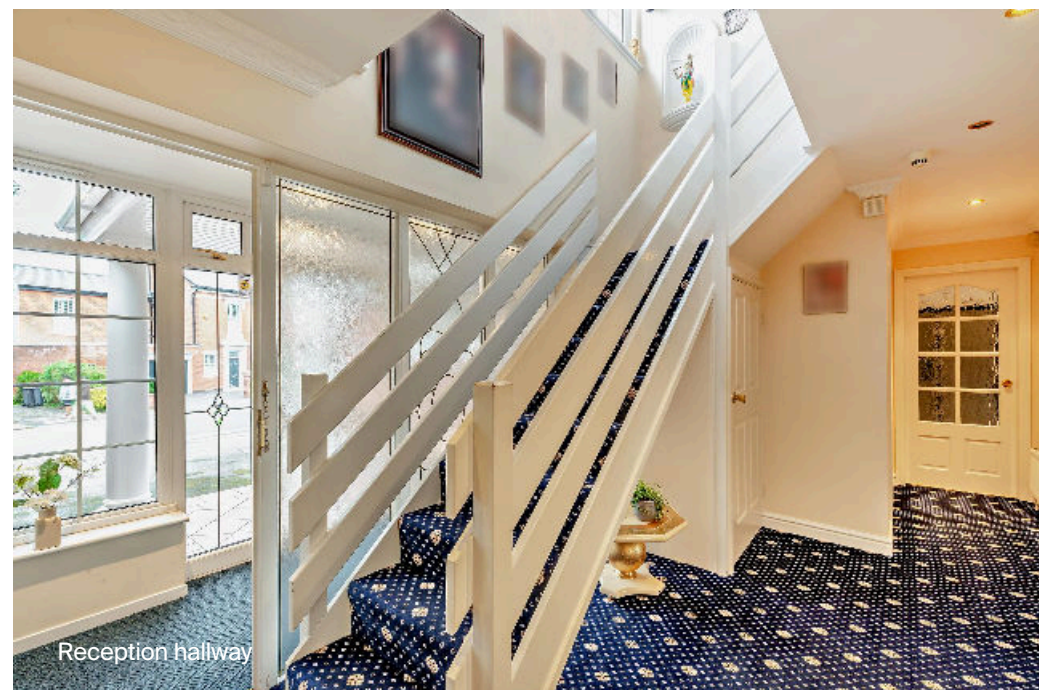
Location

The property lies within the Selly Park Conservation Area, designated in 2010, and set up to preserve the character of the area.

Oakfield Road is well placed for central Birmingham, which lies to the north and there is ease of access to the motorway network via the M6 and M42.

There are good local amenities available within nearby Selly Oak, Harborne and Edgbaston, and there are also excellent educational facilities. The University of Birmingham, King Edward's School and King Edward's High School for Girls are nearby.

There are excellent medical facilities close by with the Priory Hospital, the Nuffield Hospital and the more recently revamped Queen Elizabeth Hospital which provides state-of-the-art medical facilities for the region.



95 Oakfield Road

Sitting on a corner plot and approached directly from Oakfield Road the tarmac drive provides ample parking and access to the garage. A wrought iron gate provides access to the side and rear gardens.

The front door sits under an open-sided storm porch with pillars to either side and opens to a glazed porch. An inner door opens to the light bright reception hallway. Doors radiate to the principal reception rooms and a staircase rises to the first floor landing. There is a useful guest cloakroom/WC and a good-sized storage cupboard.

The kitchen/breakfast room is fitted with a comprehensive range of wall and floor mounted units with complimenting Corian work surfaces over and a lovely matching breakfast table. There is a good range of integrated appliances and a five-burner gas hob. There is a large, walk-in pantry perfect for additional storage. A door provides access to the garage and another through to the utility corridor with two skylight windows overhead. This superb space provides access to the front driveway and rear garden making it ideal as a boot room. The splendid sauna and shower is also accessed from here.

The delightful dining room is ideally positioned next to the kitchen. This large room is perfect for hosting dinner parties and large family gatherings. An ornate archway makes a super focal point and draws the eye to the sliding patio doors which open to the wonderful garden room/conservatory.

The superb garden room enjoys lovely views of the garden and makes it possible to enjoy the outdoors all year round.

From here a further set of sliding patio doors carries the accommodation through to the gorgeous sitting room. Grand yet comfortable the lovely room is perfect for relaxation with family or after a meal. The wonderful marble fireplace with an in-set gas fire makes for a further focal point. Double doors flow back through to the reception hallway.



Kitchen/breakfast room



Dining room





Sitting room



Dining room



Garden room/conservatory



Sitting room



Garden room/conservatory



Sauna



Principal bedroom

The large principal bedroom suite is located on the ground floor. A relaxing space with ample fitted wardrobe and cupboard storage. There is a lovely vanity unit with multiple drawers in front of the window overlooking the front aspect. The well-appointed en suite shower room enjoys Duravit fittings and a Japanese lavatory. There is a large walk-in shower. With multi-generation living in mind this super room would be perfect for an elderly relative.



Principal bedroom en suite



Principal bedroom

Upstairs

From the reception hallway the turning staircase rises to the first floor gallery landing. There is a useful linen closet and a bank of three windows provides ample natural light and a lovely view to the front aspect.

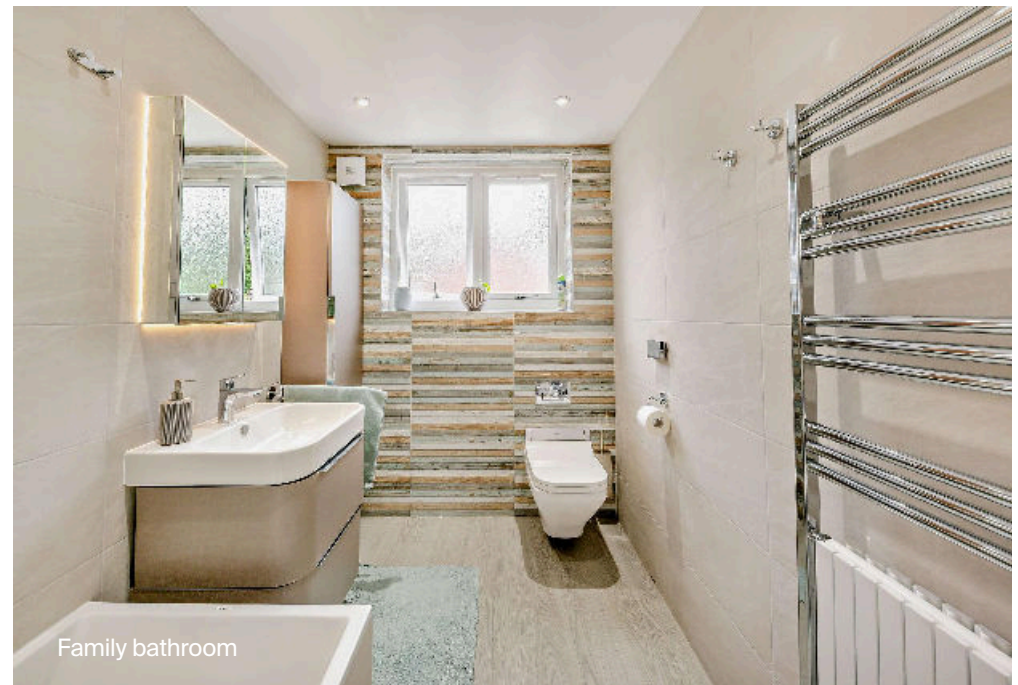
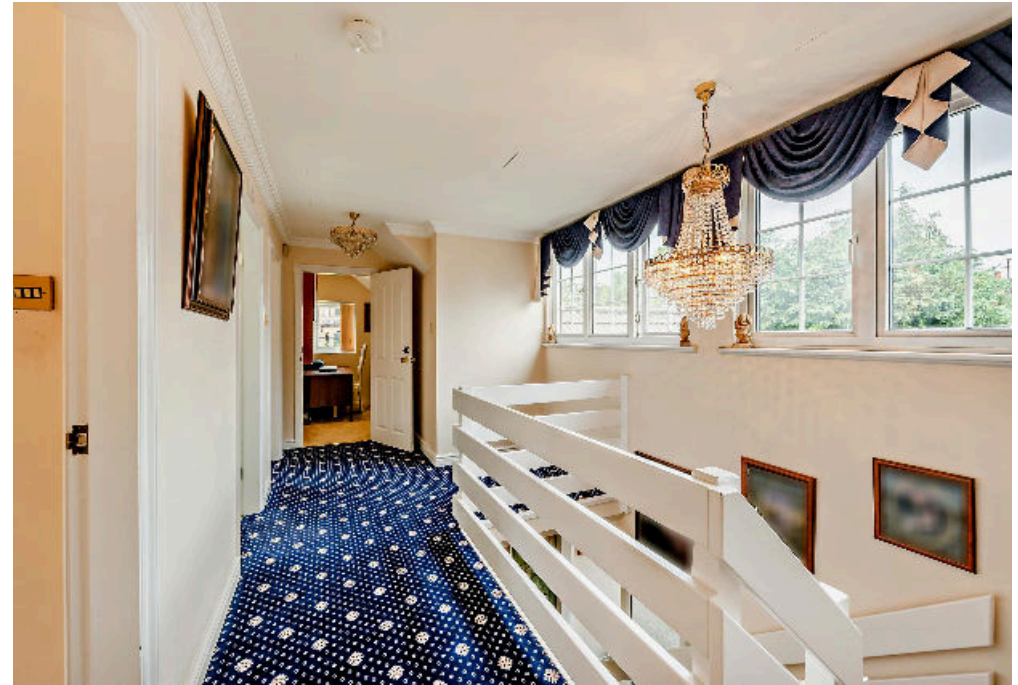
Bedroom two enjoys views of the rear garden. There are fitted wardrobes and cupboard storage. A door leads through to a large storage area that would easily convert to further en suite bedroom accommodation depending on need.

Bedroom three is located to the opposite side of the landing and also enjoys rear garden views. There are fitted wardrobes and cupboard storage.

Bedroom four enjoys views of the rear garden. There are fitted wardrobes and cupboard storage.

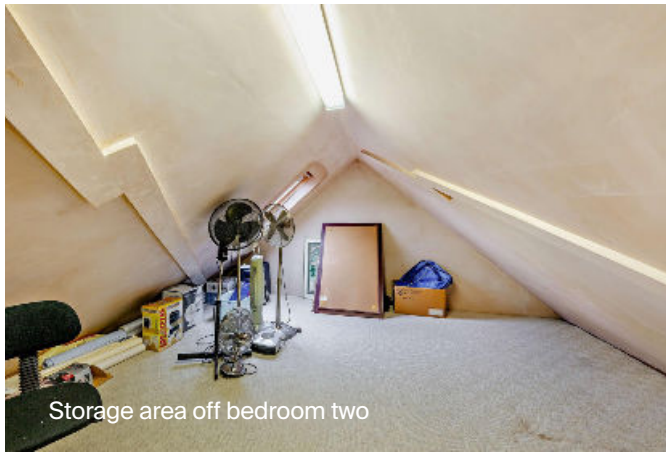
Bedroom five is currently used as the home office/study. There is loft access providing further storage.

The well-appointed family bathroom enjoys Duravit fittings and a Japanese lavatory. There is a bathtub with a shower over.





Bedroom two



Storage area off bedroom two



Bedroom four



Bedroom three



Bedroom five/home office



Family bathroom

Gardens

A small courtyard patio provides a sheltered sitting area perfect for BBQs or enjoying the sunnier summer months.

Services

Mains gas, water, electricity and drainage are connected.



The tranquil gardens wrap around the property.



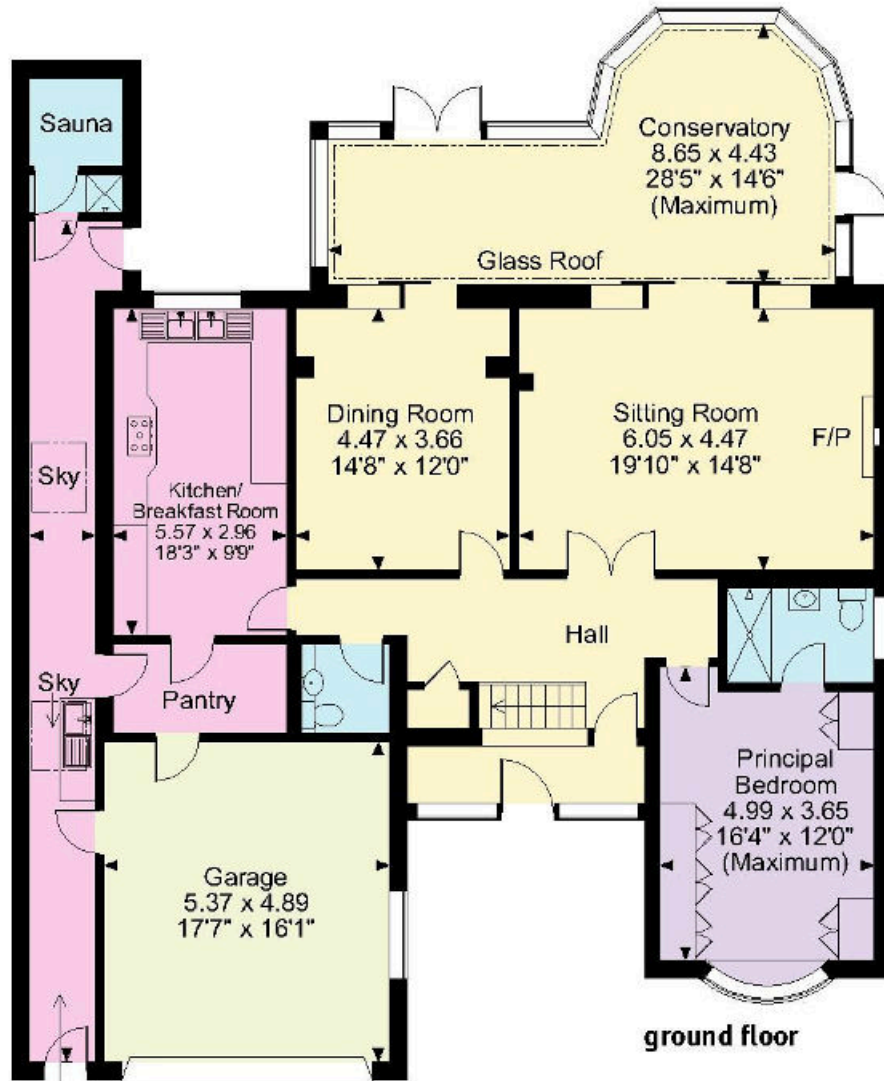
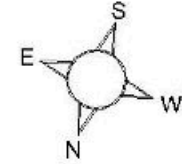
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APPROXIMATE GROSS INTERNAL FLOOR AREA

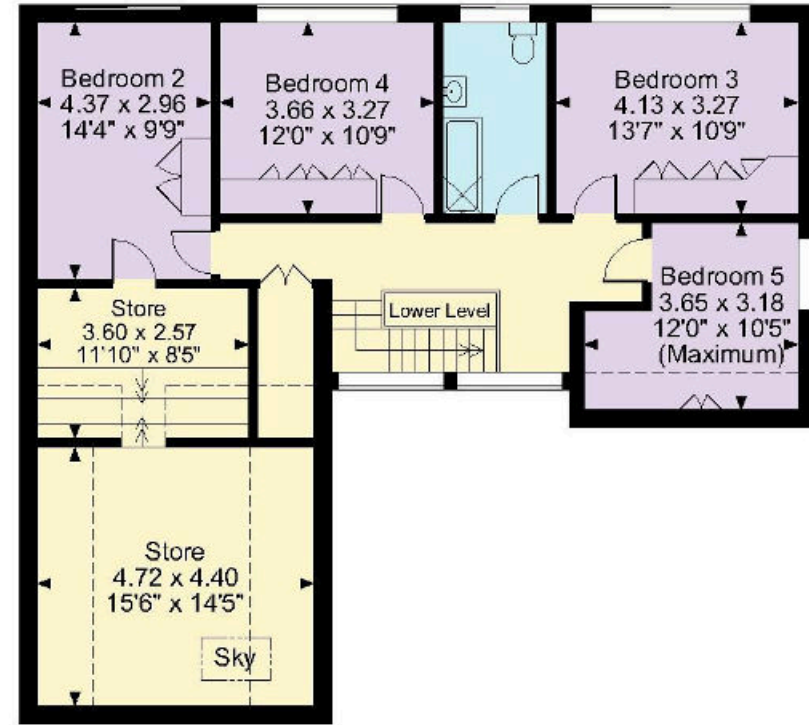
Main House = 256sq.m (2,753sq.ft)

Garage = 27sq.m (286sq.ft)

Total = 282sq.m (3,039sq.ft)



ground floor



first floor

--- Denotes restricted head height

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I would be delighted to tell you more

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Particulars dated September 2023. Photographs and videos dated September 2023.

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