

FREEHOLD



House - Semi-Detached - Council Tax Band C - EPC Rating: D

**21 CHRISTOPHER ROAD, SELLY OAK,  
BIRMINGHAM, B29 6QJ**  
Guide Price

**£310,000**



# 21 Christopher Road, Selly Oak, Birmingham, B29 6QJ

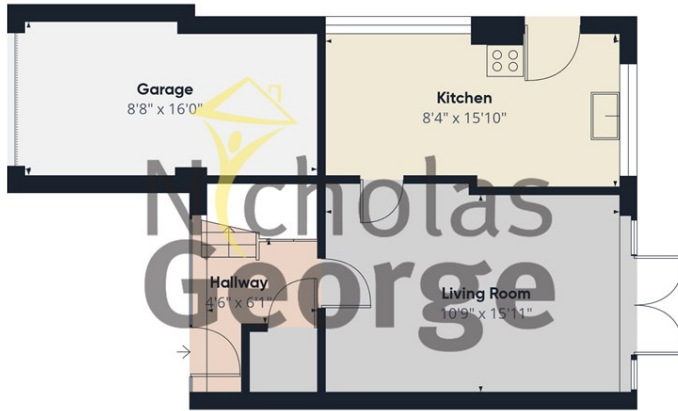
Refurbished entirely in 2025, this 3-bedroom semi-detached house has had a new kitchen, bathroom, plastering, flooring, doors and windows throughout. The ground floor comprises of a hallway, a large reception room and a large kitchen. Upstairs are two double bedrooms, one single bedroom, and a family bathroom with separate WC. The property has a garden to the rear, a single garage, driveway and lawn to the front, and a gated, paved passageway to the side.

The property is in a desirable Selly Oak location, close to the Queen Elizabeth hospital and the University of Birmingham. **BENEFIT OF NO UPWARD CHAIN.**

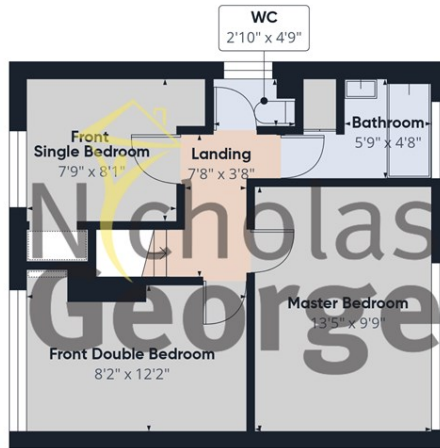
## Situation

We understand the property is FREEHOLD, though interested parties should obtain verification from their own solicitor.





Floor 0



Floor 1

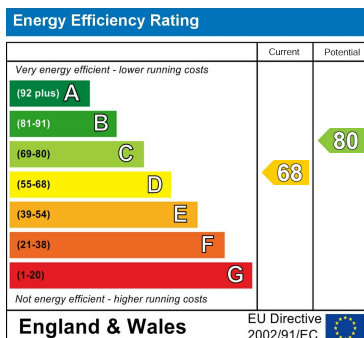
Approximate total area<sup>™</sup>  
921 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Performance Graph



## Tenure:

We understand the property is Freehold with XXX years remaining but interested parties should obtain verification from their own solicitor.

## Fees:

We have been informed that annual service charge is £XXX and annual ground rent is £XXX.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Contact us:

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