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## 18 Linden Road

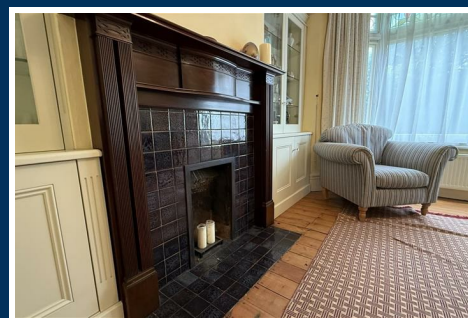
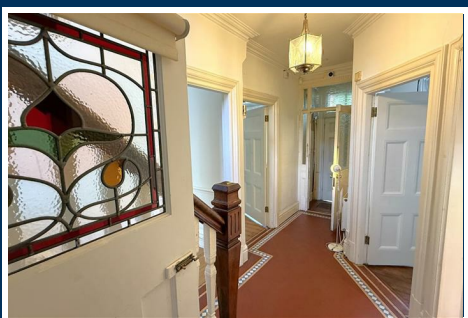
Bournville, Birmingham, B30 1JS

Offers In The Region Of £695,000





**\*A Substantial Period Home in the Heart of Bournville – No Onward Chain\*** Dating back to 1899, this exceptional Bournville residence is a rare opportunity to acquire a truly characterful home, rich in history and charm. From its striking facade to the abundance of original features inside, this property offers expansive living space across three floors, with further potential to enhance and personalise. Perfectly placed just a short walk from Bournville's historic Village Green, it also enjoys convenient access to highly sought-after primary and secondary schools, local amenities, and excellent transport links to the Queen Elizabeth Hospital, Royal Orthopedic Hospital, University of Birmingham, and the City Centre. As you approach the home, a driveway and fore garden set a welcoming tone, complemented by a generous side double-garage. Step inside to discover a beautiful entrance vestibule with original Minton tile flooring leading to a grand hallway. The property offers a front and rear reception room, an additional home office or reception space, and an extended kitchen and dining area complete with a pantry, wine cellar, and separate utility room. Outside, a mature rear garden provides a peaceful retreat. Upstairs, the first floor hosts three spacious double bedrooms, a further single room or nursery, a separate WC, a family bathroom, and a box room with scope to create an en-suite. Above, the expansive loft is already boarded for storage and offers excellent potential for conversion, subject to the necessary consents. This is a property of real substance and individuality, brimming with potential, and ideal for those seeking a special family home in one of Birmingham's most cherished locations. To arrange your viewing, please contact our Bournville team.



### Approach

This stunning period four/five-bedroom property is approached via a charming front fore garden, bordered by mature trees and well-maintained hedgerows. The garden features manicured lawns and a tarmac driveway, which provides access to double-opening doors leading to the garage. Alternatively, an ornate storm porch with elegant French doors — complete with the original doors and a beautiful stained-glass transom window above — opens into:

### Entrance Vestibule

A welcoming entrance vestibule with a red quarry tiled floor, ceiling light point, and decorative corning to the ceiling. A wall-mounted electric fuse box is neatly positioned, while a frosted glazed internal door, complemented by matching side panels and an overhead double-glazed window, leads through to:

### Main Hallway

The main reception hallway, boasting original Minton tiled flooring and a grand staircase with elegant balustrading rising to the first-floor landing. Additional features include a ceiling light point, central heating radiator, and an interior door leading into:

### Front Reception Room

14'03" x 12'06" (4.34m x 3.81m)

A charming additional reception room featuring beautifully refurbished exposed wooden flooring and an inset original fireplace, complete with a wooden mantelpiece and surround. Period detailing includes a picture rail, decorative ceiling cornice, and a ceiling light point with an ornate ceiling rose. Built-in shelving to the alcoves adds both character and practicality, while a single-glazed bay window with original stained glass leaded light panels provides a stunning focal point and floods the room with natural light. A central heating radiator ensures comfort throughout.

### Reception Room

12'4" into bay x 10'04" (3.76m into bay x 3.15m)

A beautifully appointed reception room, featuring an original single-glazed window to the front aspect, adorned with a stunning leaded light stained glass panel above and enhanced by secondary glazing units. The room is further complemented by a decorative plate rail, exposed and sympathetically refurbished wooden flooring, and a central heating radiator.

### Rear Reception Room

16'06" x 12'11" (5.03m x 3.94m)

A spacious and characterful rear reception room, featuring beautifully exposed and refurbished wooden flooring. An original bay window with leaded light stained glass insets is paired with French doors that open out to the rear garden, allowing for an abundance of natural light. Period details include ornate ceiling corning, a ceiling light point with an original ceiling rose, a dado rail, and a picture rail. At the heart of the room is an inset open fire with a decorative cast iron fireplace, complete with a wooden mantelpiece and surround set atop a slate hearth. A central heating radiator completes this elegant living space.

### Downstairs Shower Room

5'6" x 6' (1.68m x 1.83m)

An original stained glass door from the hallway opens into a stylish and practical shower room. This space is fitted with a push-button low flush WC, a corner entry shower enclosure, and a contemporary wash hand basin set on a vanity unit with a hot and cold mixer tap. A single glazed window to the rear aspect provides natural light, while a heated chrome towel rail and recessed ceiling spotlights add to the room's modern comforts.

### Extended Kitchen/Dining Room

18'9" x 13'3" x 8'04" min (5.72m x 4.04m x 2.54m min)

A thoughtfully designed kitchen area, fitted with a range of matching wall and base units topped with elegant granite work surfaces and coordinating splashbacks. Integrated Miele appliances include a five-ring gas burner hob, double oven with warming plate, built-in drawers, and an in-built extractor fan. Feature under-cupboard lighting adds a warm ambience, while a tiled floor covering and recessed ceiling spotlights complete the finish. The kitchen flows seamlessly into the extended dining area, which benefits from wooden-framed double-glazed French doors offering delightful views and direct access to the rear garden. Additional wooden-framed double-glazed windows to the side and rear aspects flood the space with natural light. There is ample room and plumbing facility for an American-style fridge freezer, two contemporary wall-mounted column radiators, and further recessed spotlights to the ceiling. Internal doors lead to both the utility room and:

### Pantry

4'11" x 3'05" (1.50m x 1.04m)

With in-built shelving, ceiling light point,

### Utility Room

6'11" x 8'09" (2.11m x 2.67m)

A well-equipped utility room housing a wall-mounted Atag central heating combination boiler and a practical work surface area. There is space and plumbing for both a washing machine and tumble dryer, as well as an inset circular stainless steel sink and drainer with a hot and cold mixer tap. Additional features include a central heating radiator, a strip ceiling light point, and a single-glazed door with matching side window offering views and access to the rear garden. An internal door from the utility room leads into:

### Garage

20'11" max x 15'1" max (6.38m max x 4.60m max)

With wooden opening triple doors to driveway, doors opening into downstairs WC, ceiling light point, low flush WC and internal door opens into:

### Inner Hallway

With door opening into wine cellar,

### Wine Cellar

2'08" x 5' (0.81m x 1.52m)

With red quarry tiled flooring, temperature and climate controlled and in-built shelving.

#### First Floor Accommodation

From the hallway staircase with decorative balustrading gives rise to the first floor landing with single glazed sash windows giving lovely garden views, a split level landing area with steps then leading up to WC and bathroom area and inner hallway with door opening into in-built storage cupboard step with in-built shelving and door opening into:

#### Separate WC

2'03" x 5'08" (0.69m x 1.73m)

With push button WC, tiling to half wall height, frosted single glazed window to the rear aspect, inset sink with hot and cold taps, laminate wood effect flooring and ceiling light point.

#### Bathroom

9'07" x 9'02" (2.92m x 2.79m)

A generously proportioned family bathroom, comprising a panelled bath with hot and cold mixer tap, a corner entry walk-in shower with a mains-powered shower, a push-button WC, wash hand basin on a pedestal, and a traditional bidet. Natural light is provided by a frosted single-glazed window to the side aspect and an additional single-glazed window to the front. The walls are fully tiled to all splashback areas, while the floor is finished with warm wood-effect laminate. Further features include a central heating radiator, a wall-mounted heated chrome towel rail, recessed ceiling spotlights, and an airing cupboard housing the hot water tank with built-in shelving for added storage.

#### Bedroom One

11'11" x 14'01" (3.63m x 4.29m)

With two single glazed sash windows to the rear aspect, ceiling light point, central heating radiator and a selection of in-built bedroom furniture with wardrobes and storage units and dressing table area and cornice to ceiling.

#### Bedroom Two

12'07" x 12'06" (3.84m x 3.81m)

With two single glazed sash windows to the front aspect, central heating radiator and ceiling light point.

#### Bedroom Three

11' x 10'09" (3.35m x 3.28m)

With single glazed sash window to the front aspect, ceiling light point, laminate wood effect flooring and central heating radiator.

#### Bedroom Four

8'07" x 7'11" (2.62m x 2.41m)

With single glazed sash window to the side aspect, central heating radiator and ceiling light point.

#### Box Room

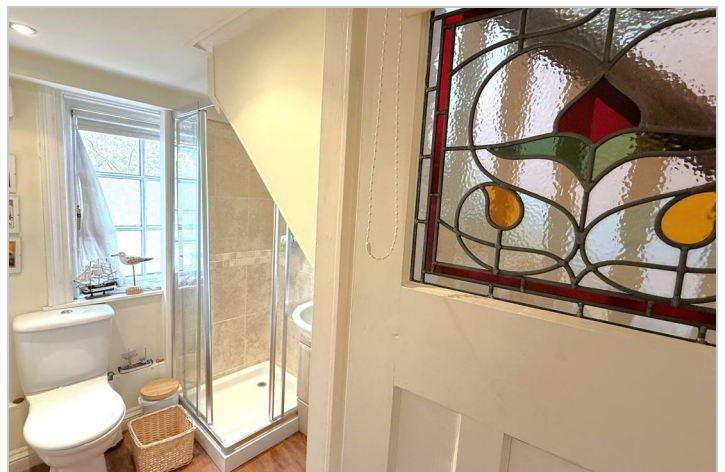
3'11" x 6'03" (1.19m x 1.91m)

With single glazed frosted sash window to the front aspect, ceiling light point, loft access point, dado rail and central heating radiator.

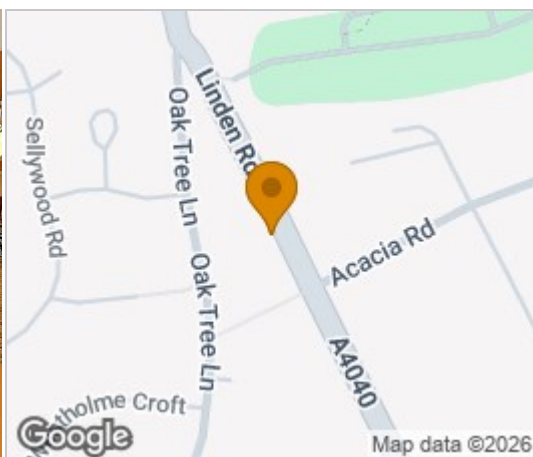
#### Rear Garden

The beautifully landscaped rear garden can be accessed via French doors from the rear living room, the kitchen, or through a separate door from the utility room. These lead out onto a full-width, raised block-paved patio—perfect for seating and entertaining—surrounded by mature plants, trellising, and established herb gardens. Steps and a pathway gently descend to a middle garden area, which features a further block-paved patio with inset ponds, decorative flowerbeds, additional herb plantings, and an array of mature trees, shrubs, and foliage. Beyond this lies the rear garden area, beginning with a low-maintenance Cotswold stone pathway that opens out to a generous lawn space, framed by mature trees and planting to all boundaries, offering privacy and seasonal interest. An open walkway extends into a further section of garden.

Please note: while the rear garden area beyond the titled boundary is not officially included in the title deeds, it has been used and enjoyed by the current family for an extended period.

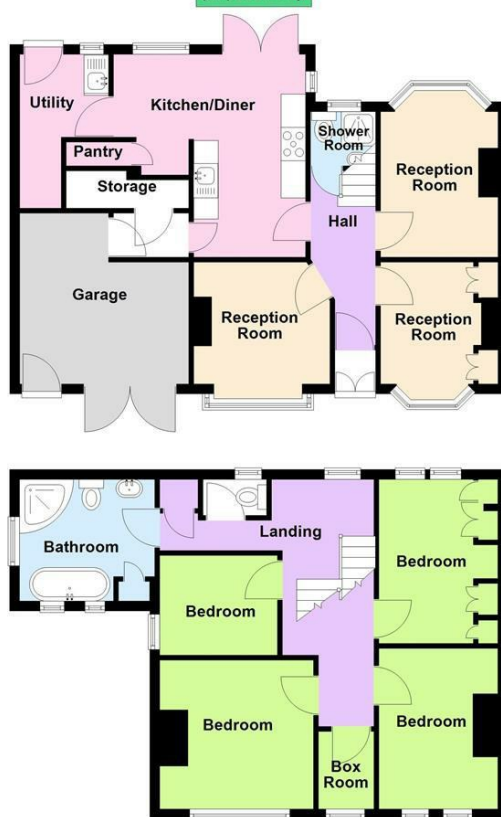






## Floor Plan

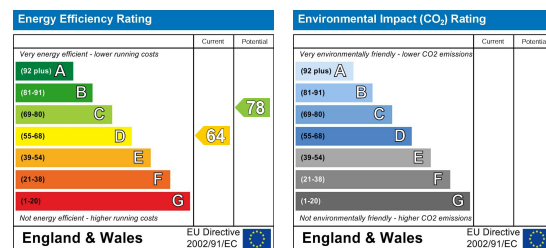
Linden Road -  
NOT TO  
SCALE - For  
illustrative  
purposes only



## 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



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### 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.