



49 Lea House Road

Stirchley, Birmingham, B30 2DB

Offers In The Region Of £265,000



GOOD SIZE TWO BEDROOM PERIOD HOME IN A PRIME STIRCHLEY LOCATION! This beautifully presented and characterful two-bedroom period terrace is ideally situated just a short stroll from Stirchley's vibrant high street, renowned for its excellent selection of independent shops, cafés, bars and restaurants. Bournville Train Station is also within easy walking distance, providing superb commuter links to the QE Hospital, University of Birmingham and Birmingham City Centre. Offering an abundance of charm and original character throughout, this attractive home combines period features with modern-day living and enjoys a wonderful mature rear garden. The accommodation briefly comprises a fore garden, welcoming front reception room with feature fireplace, rear reception room, stylish fitted kitchen and a delightful landscaped rear garden. To the first floor are two generous double bedrooms and a spacious family bathroom. Properties of this style and location are always in high demand, so early viewing is highly recommended. To arrange your appointment, please contact our Bournville sales team today.

EPC Rating C | Council Tax Band B



Approach

The property is approached via a low-level brick wall with wrought iron pedestrian gate, opening onto a blue engineering brick pathway. The front garden has been designed for low maintenance, featuring attractive blue slate chippings and mature hedging to the boundary, with a pathway leading to the front entrance.

Front Reception Room

13'10" (into bay) x 13'0" (4.24 (into bay) x 3.98)

A beautifully presented front reception room featuring refurbished original-style exposed wooden flooring and a decorative cast iron fireplace set upon a tiled hearth. The room benefits from a double glazed bay window to the front elevation, ornate cornicing, bespoke fitted shelving and storage to both alcoves, wall and ceiling light points, a central heating radiator and useful built-in meter cupboards. A doorway leads through to the inner lobby.

Rear Reception Room

11'9" x 13'0" (3.6 x 3.98)

A charming second reception room with a feature exposed chimney breast recess, double glazed window overlooking the rear garden, central heating radiator, ornate cornicing and a stripped pine door to staircase rising to the first-floor accommodation.

Kitchen

10'0" x 7'6" (3.07 x 2.31)

A bright and well-appointed kitchen enjoying dual aspect double glazed windows and a UPVC double

glazed door providing access to the rear garden. Fitted with an attractive range of grey-painted wall and base units complemented by solid wooden block work surfaces. Integrated appliances include a ceramic sink and drainer with mixer tap, double oven, Zanussi four-ring gas hob and Hoover stainless steel extractor hood. There is additional space for a dishwasher and fridge freezer. Further features include under-cabinet lighting, recessed ceiling spotlights, hardwood flooring, cornicing and a central heating radiator

First Floor Accommodation

Stairs rise from the rear reception room to the first-floor landing, where stripped pine doors provide access to the following accommodation:

Bedroom One

12'1" (into recess) x 11'9" (3.7 (into recess) x 3.6)

A spacious principal bedroom featuring exposed wooden flooring, an attractive exposed brick archway to the chimney breast, double glazed window to the front elevation and fitted double wardrobes with overhead storage. Additional features include a useful over-stairs storage cupboard, wall-mounted uplighters, ceiling light point, ornate cornicing and a central heating radiator.

Bedroom Two

9'10" (into recess) x 11'9" (3 (into recess) x 3.6)

A well-proportioned second bedroom with double glazed window overlooking the rear garden, fitted

wardrobe with overhead storage, ornate corncicing, ceiling light point and central heating radiator.

Bathroom

7'4" x 9'10" (2.26 x 3)

A generously sized bathroom comprising a panelled bath with mixer tap, mains-fed shower over and glazed shower screen, low flush WC and pedestal wash hand basin. The room is enhanced by contemporary tiling to splashback areas, partial tongue-and-groove wall panelling, exposed wooden flooring, wall-mounted uplighters, a frosted double glazed window and central heating radiator. Double doors open to a useful airing cupboard housing the Baxi combination boiler and providing additional shelving and storage.

Garden

Accessed via the kitchen, the delightful rear garden begins with an attractive Cotswold stone patio area and steps leading to a shared side access pathway, complete with timber gates to either boundary. Beyond lies a beautifully landscaped garden featuring low-maintenance Cotswold stone sections, sculptured flower beds stocked with a variety of established plants and shrubs, and a productive vegetable patch. A further Cotswold stone pathway leads to the rear of the garden where a blue and red engineering brick patio provides an additional seating area. The garden is enclosed by a combination of mature hedging and panel fencing, creating a private and attractive outdoor space.



