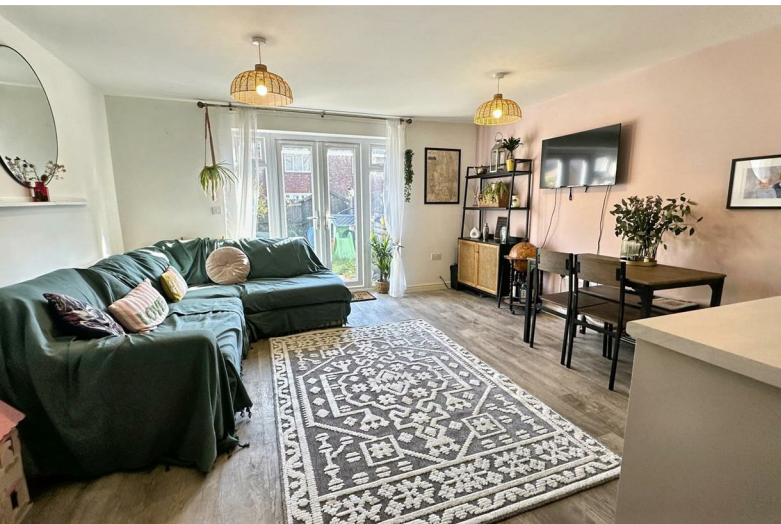




## 3 Foundry Walk

Stirchley, Birmingham, B30 3AW

Offers Over £275,000



**\*A SUPERB UPGRADED MODERN HOME IN WONDERFUL DEVELOPMENT!\*** Located just off Stirchley's vibrant high street with its plethora of independent shops, bars and restaurants is this stylish two bedroom semi-detached modern home which is ready move straight into and located in this quiet and secure cul-de-sac! Just a short stroll to all the area has to offer including Stirchley Village and also has excellent transport links to the nearby QE Hospital, Birmingham Uni and City Centre from Bournville train station, local parks and schools but also the nearby amenities in Bournville, Cotteridge and Kings Heath. The accommodation on offer briefly comprises; driveway with off street parking for two cars, entrance hall with utility cupboard, guest wc, excellent open plan kitchen and living room and lovely rear garden. To the first floor there are two good bedrooms both with built-in bedroom furniture / storage and a bathroom. To arrange your viewing of this wonderful home please call our Bournville sales team! EPC Rating B and Council Tax Band B.



### Approach

This contemporary two bedroom semi-detached home is approached via a tarmac front driveway with pathway giving to the side of the property leading to the rear garden and a front garden with a selection of plants, shrubs with a further pathway giving access to UPVC composite double glazed front entry door opening into:

### Hallway

With hardwood effect floor covering, double walk-in cupboard with plumbing facility for washing machine and housing Ideal Logic combination boiler, work surface and storage space and further door from hallway opens into:

### Cloakroom

4'3" x 5'6" (1.3 x 1.7)

With push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, frosted double glazed window to the front aspect, wall mounted heated chrome towel rail, tiling to splash backs and continued hardwood effect floor covering.

### Kitchen / Living / Dining

22'11" x 14'1" (7 x 4.3)

With stairs giving rise to the first floor landing, continued hardwood floor covering and kitchen offering a selection of wall and base units with work surfaces and return splash backs, inset one a half stainless sink and drainer with hot and cold mixer tap, integrated Zanussi oven with four ring

burner Zanussi hob and in-built extractor and stainless steel splash back to cooker, space for fridge and freezer, under cupboard lighting, integrated slimline dishwasher and fridge freezer and open walkway into living/dining area. With continued hardwood floor covering, two ceiling light points, central heating radiator and double glazed French doors and double glazed accompanying side windows giving access and views to the rear garden.

### Landing

Turning staircase with decorative balustrades gives rise to the first floor landing with loft access point, ceiling light point, central heating radiator and internal doors opening into:

### Bedroom One

11'5" x 12'1" (3.5 x 3.7)

With double glazed window to the rear aspect, two double built-in wardrobes providing good storage space, central heating radiator and ceiling light point.

### Bathroom

7'2" x 6'0" (2.19 x 1.85)

Three piece white bathroom suite comprising panel bath, glass shower screen with mains power shower over and hot and cold taps, wash hand basin on pedestal with hot and cold taps, push button low flush WC, fully tiled to all walls and floor, recessed spots to ceiling, ceiling mounted extractor and central heating radiator.

## Bedroom Two

14'2" x 8'3" (4.34 x 2.52)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator, door opening into useful over stairs storage cupboard and offering space for working from home office desk.

## Garden

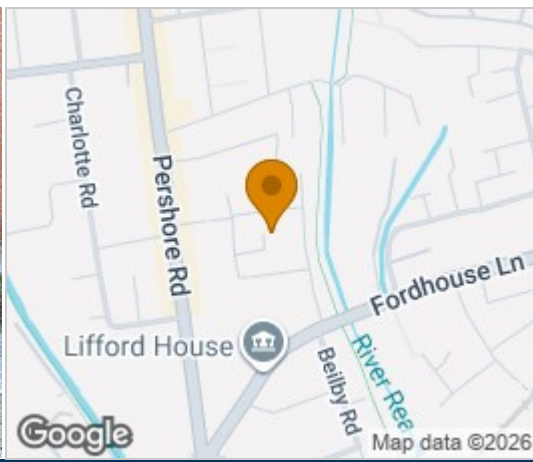
A lovely mature rear garden with initial patio and decking areas with pathway to the drive with the main garden having lawn with decorative flowerbeds, garden shed and finished with panel fencing to borders.

## Service Charge

( )

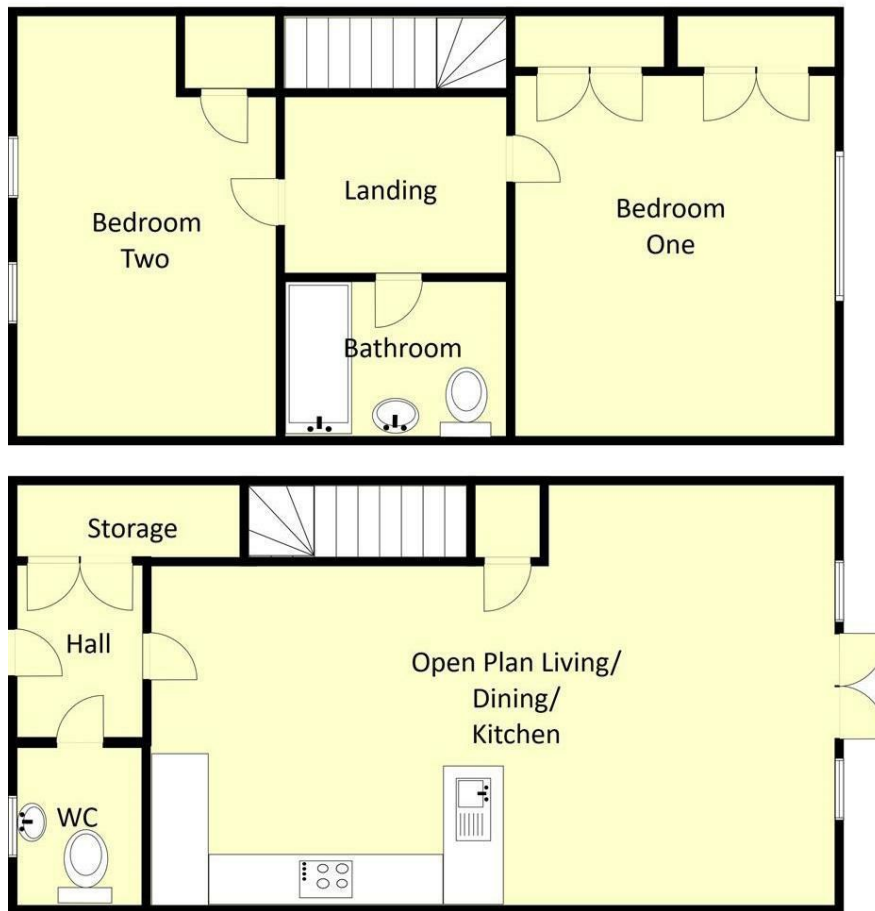
Trinity Estates Property Management LTD £177.24  
Annual Service Charge which is to be confirmed





## Floor Plan

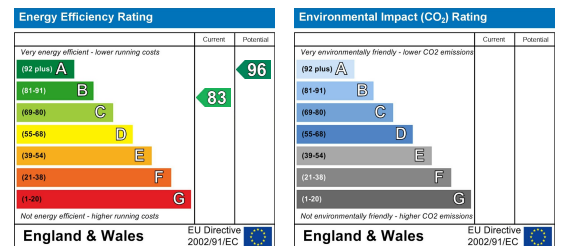
For illustrative purposes only, NOT to scale.



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.