



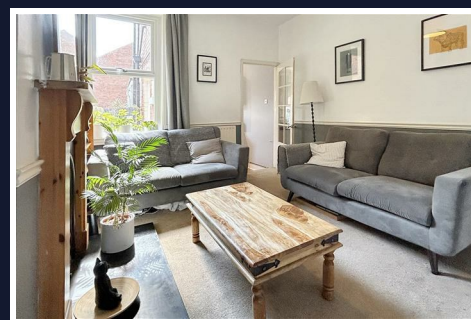
27A Mary Vale Road

Stirchley, Birmingham, B30 2DA

Offers Over £270,000



SUPERB CHARACTER HOME IN A GREAT LOCATION! Perfectly positioned in this much sought-after pocket of Stirchley is this wonderful EXTENDED two-bedroom period home, bursting with charm and perfectly suited to modern living. The property benefits from an extended kitchen with dining space, creating a fantastic social hub or entertaining, while to the rear you'll find a lovely garden. The location is hard to beat. Bournville train station is just a short walk away, offering excellent commuter links, with Cotteridge Park quite literally around the corner. Stirchley's vibrant and ever-popular high street is only a stone's throw away too, renowned for its independent cafés, bars, bakeries and shops. Add to that the close proximity of Cadbury's, the historic Bournville Village Green and a wealth of local amenities right on your doorstep, and you have a lifestyle location that really ticks all the boxes. The accommodation briefly comprises: porchway, impressive dining room with exposed wooden flooring, a cosy living room, extended kitchen with dining area to the rear and access out to the garden. To the first floor are two generous double bedrooms and a house bathroom. To book your viewing, please call our Bournville sales team.



Approach

The property is approached via a fore garden with steps leading up to a double glazed front entry door opening into:

Inner Porch

With door opening into:

Front Reception Room

11'3" max x 11'3" (3.441 max x 3.431)

With double glazed bay window to the front aspect, feature fireplace, central heating radiator, ceiling light point with ceiling rose, coving to ceiling, exposed wooden flooring and door opening into:

Rear Reception Room

12'2" max x 11'2" max (3.713 max x 3.415 max)

With door opening into under stairs storage cupboard, door giving access to the stairs to the first floor, double glazed window to the rear aspect, ceiling light point, central heating radiator, dado rail and door and step opening into:

Kitchen/Diner

6'1" x 13'5" (1.876 x 4.098)

With laminate wood effect floor covering, double glazed door giving access to the rear garden, two double glazed windows to the side aspect, a selection of matching wall and base units with work surfaces over, space facility for slimline

dishwasher and washing machine, integrated oven and four ring burner gas hob, tiling to splash backs areas, space facility for fridge freezer, cupboard housing central heating boiler and open archway with step up to the dining area.

Dining Area

6'10" xx 6'11" (2.084 xx 2.112)

With continued laminate wood floor covering, central heating radiator, ceiling light point, double glazed window to the side aspect, double glazed French doors giving access out to the rear garden

First Floor Accommodation

From rear reception room stairs gives rise to the first floor landing with two ceiling light points, loft access point, central heating radiator and doors opening into:

Bedroom One

11'3" max x 11'3" max (3.445 max x 3.443 max)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

8'3" x 12'2" (2.536 x 3.728)

With double glazed window to the rear aspect, ceiling light point, over stairs storage cupboard, dado rail and central heating radiator.

Bathroom

6'3" max x 12'3" min x 13'5" max (1.911 max x 3.757 min x 4.090 max)

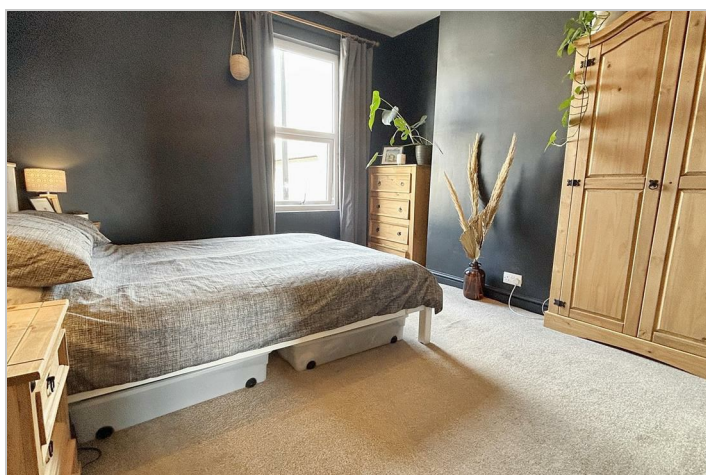
With exposed wooden flooring, tiling to splash back areas, central heating radiator, dado rail, ceiling light point, obscured double glazed window to the rear aspect, low flush push button WC, wash hand basin on pedestal with mixer tap over, bath with two taps over and wall mounted shower above.

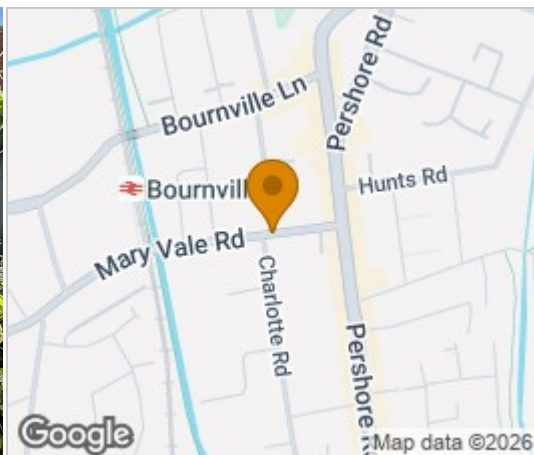
Rear Garden

Being accessed from the dining area leads to a block paved patio area leading to mature lawn area with steps rising to the garden shed and rear access gate and further patio to the side of the property.

Tenure

We believe the property to be Freehold subject to confirmation by a Solicitor.





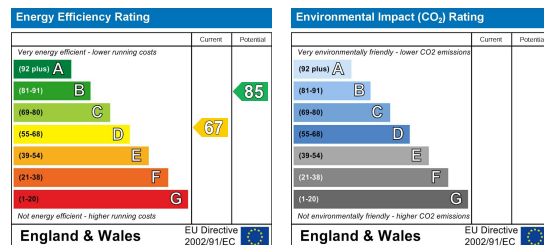
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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