



333 Mary Vale Road  
Bournville, Birmingham, B30 1PL

Asking Price £425,000



BEAUTIFUL, THREE STOREY, FOUR BEDROOM PERIOD HOME! Located on this much sought-after, tree-lined road in Bournville is this stunning, characterful and much-improved four bedroom, two bathroom home which has been beautifully updated throughout whilst retaining a wealth of period detail. You couldn't be better placed for all the area has to offer, being only a short walk from Bournville Train Station with its excellent commuter links, and having Rowheath Park right on the doorstep. Alongside this you have vibrant Stirchley close by with all its well-documented independent businesses, Bournville's historic village green, a range of excellent local schools, and the further amenities offered on Cotteridge High Street. The house itself offers superb space and style throughout with a pretty fore garden and welcoming frontage leading to an entrance vestibule and an impressive hallway complete with original Minton tiled flooring. To the front sits a beautiful living room with bespoke storage, a bay window, and fireplace, open to a dining room. The wonderful, bright and airy extended breakfast - kitchen provides the perfect family and entertaining space, leading out to a well-loved, mature garden with patio areas and useful outbuildings. To the first floor there is an excellent main bedroom with period fireplace and built-in storage, two further good bedrooms and a stylish family bathroom. A staircase then rises to the top floor which offers another spacious double bedroom complete with an en-suite shower room. This truly is a wonderful family home that perfectly combines modern living with period charm in one of Bournville's most desirable locations. To book your viewing please call our Bournville sales team.



## Approach

This beautifully presented and vastly improved, four bedroom, end of terrace home is approached via hedgerows to boundaries which in turn opens up to the brick paved fore garden which leads to an ornate storm porch and painted hardwood, original style, front entry door opening into:

## Entrance Vestibule

With ceiling light point, original Minton tiled floor covering, wall mounted electric fuse board and wooden stained glass door with leaded insets and window above opening into:

## Hallway

With continued Minton tiled floor covering, ceiling light point with ceiling rose, central heating radiator, decorative archway with plaster corbels, stairs giving rise to the first floor and internal door opening into:

## Dining Room

11'9" x 12'4" (3.59 x 3.76)

With herringbone wood effect floor covering, wall mounted modern column central heating radiator, ceiling light point, double glazed window to the rear aspect, door opening into kitchen and further door opening into:

## Living Room

12'9" x 11'4" (3.91 x 3.46)

With double glazed bay window to the front aspect with in-built shutters, ceiling light point with ceiling rose, central heating radiator, continued herringbone wood effect floor covering, cornice to ceiling, inset feature cast iron fireplace with tiled hearth and wooden surround and shelving to alcoves.

## Kitchen/Dining Extension

22'6" x 8'2" (6.87 x 2.49)

A beautifully presented kitchen fitted with a range of navy wall and base units complemented by light work surfaces and blush pink tiled splashbacks. The room benefits from continued herringbone-effect wooden flooring, a double-glazed window to the side aspect, and a modern sink and drainer with mixer tap. Integrated features include a Range-style cooker with extractor over and space for additional appliances including a fridge freezer, washing machine, and tumble dryer. There is also useful under-stair storage/pantry space. To the rear, the kitchen opens into a light and inviting dining area featuring a breakfast bar with seating, continued flooring, ceiling light point, central heating radiator, double glazed window to the side aspect and double-glazed French doors providing views and access to the rear garden.

## First Floor Accommodation

From hallway decorative staircase gives rise to the first floor landing with balustrading stairs to the top floor, central heating radiator, ceiling light point and doors opening into:



**Bedroom One**  
12'10" x 10'8" (3.91m x 3.25m )  
With two double glazed windows to the front aspect, inset decorative cast iron fireplace with wooden mantle piece and surround, cornice to ceiling, ceiling light point with ceiling rose, bespoke in-built wardrobes and over head storage units to alcoves and contemporary wall mounted column radiator.



**Bathroom**  
4'04" x 7'08" (1.32m x 2.34m )  
Contemporary bathroom comprises panel bath with mains powered shower over and cold and cold mixer tap with shower attachment, low flush push button WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, feature tongue and groove panelling to walls, double glazed window to the side aspect, recessed spots to ceiling, tile effect floor covering, wall mounted radiator and contemporary tiling to all splash backs.



**Bedroom Two**  
8'08" x 7'09" (2.64m x 2.36m )  
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

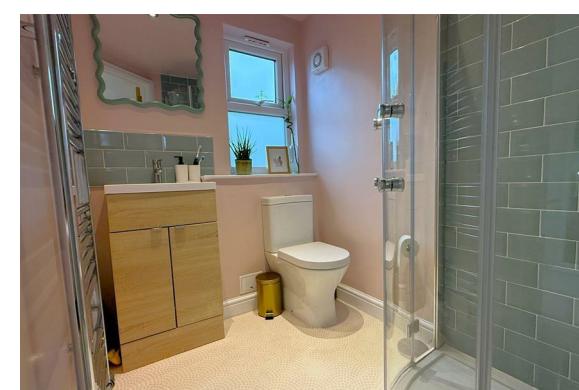
**Bedroom Three**  
8' x 11'04" (2.44m x 3.45m )  
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

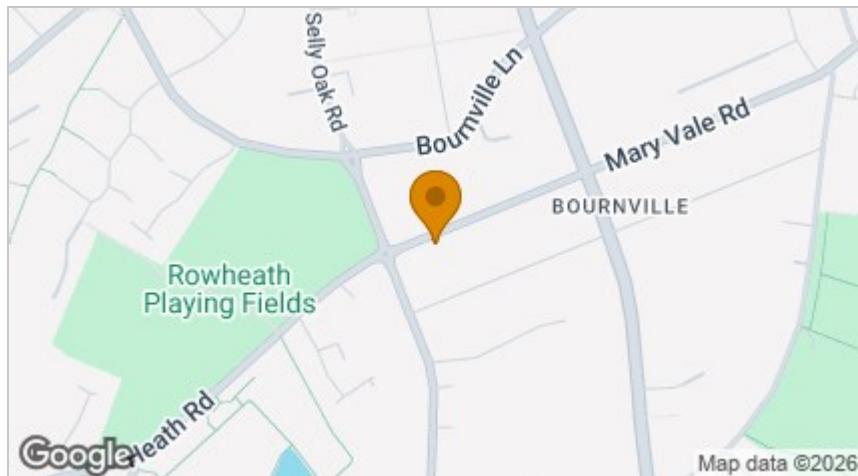
**Top Floor Accommodation**  
From the first floor landing staircase gives rise to the top floor landing with double glazed window to the rear aspect and internal door opening into:

**Bedroom Four**  
both with restricted head height 18'07" max x 14'0 (both with restricted head height 5.66m max x 4.47m )  
With double glazed dormer to rear aspect, central heating radiator, two double glazed Velux roof lights to the front aspects, recessed spot lights to ceiling and door opening into:

**En-Suite Shower Room**  
4'11" x 6'04" (1.50m x 1.93m )  
A contemporary shower room with corner entry shower with mains powered shower over, wash hand basin on vanity unit with hot and cold mixer tap and under sink storage, push button low flush WC, double glazed window to the rear aspect, recessed spots to ceiling, wall mounted extractor fan and a wall mounted heated chrome towel rail,

**Garden**  
The property features a well-maintained rear garden with a paved patio area directly outside the rear doors, providing space for outdoor seating. The remainder of the garden is laid mainly to lawn, with mature hedging to both sides offering privacy and a defined boundary. At the far end of the garden, there is a timber storage shed and a wooden playhouse. A small planted border runs alongside the patio area, containing a variety of low-maintenance shrubs and plants. To the side of the property, there is a 'catio'—a secure, enclosed side return patio designed to provide a safe outdoor area for cats which can be removed. The garden also benefits from side access via a wooden gate, allowing access to the front of the property. This route also provides shared neighbour access for bins.





## 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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