



59 Frances Road

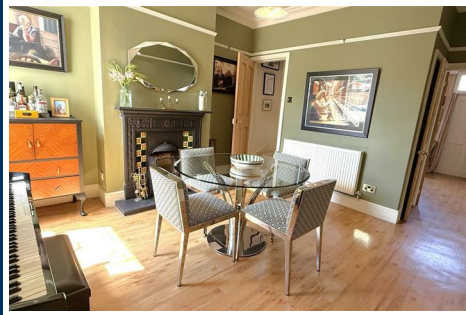
Kings Norton, Birmingham, B30 3DU

Offers Over £235,000



STUNNING, SUPER STYLISH, SUPERIOR EXTENDED HOME IN PRIME SPOT! Having been beautifully updated by the current owner to offer stylish and characterful accommodation throughout, this stunning period home is ready for its next chapter! With its lovely extended kitchen with French doors to the sunny rear garden through to the spacious bathroom with freestanding bath and separate shower you have everything you could possibly want for the perfect first home alongside being in a great spot for all the local amenities. Just short walk into Cotteridge park, great local schools, transport links for commuters via Kings Norton and Bournville train stations plus you have vibrant Stirchley with its now well renowned independent scene but also having Cotteridge's shops close at hand alongside nearby leafy Bournville.

The house itself is a larger version with two good double bedrooms, stunning four piece bathroom, two reception rooms, sunny decked garden with side access and two lovely reception rooms. To book your viewing please call our Bournville sales team!



Approach

This beautifully presented and thoughtfully extended two-bedroom terrace is accessed via a neatly maintained front fore garden, featuring a designated bin storage area and a convenient side passage offering shared access to the rear of the property. A hardwood front entrance door, complemented by an attractive glazed feature window above, opens into:

Front Reception Room

11'04" x 11'10" (3.45m x 3.61m)

A charming front reception room, showcasing a feature exposed chimney breast with slate hearth and an inset electric log-burning stove (subject to confirmation if included in the sale) but having an open flue and potential for a log burning stove or alike. Period details include ceiling cornicing, a picture rail, and a ceiling rose surrounding the central light point. A double glazed bay window floods the room with natural light, while a rich Karndean floor covering and central heating radiator enhance both comfort and character. A glazed oak interior door leads through to:

Rear Reception Room

11'07" x 16'0" (3.53m x 4.88m)

The second reception room, where an oak internal door opens into a useful under-stairs storage cupboard. The Karndean flooring continues seamlessly, complemented by a double glazed window to the rear aspect allowing for plenty of natural light. Period charm is maintained with ceiling cornicing, a decorative picture rail, and a ceiling rose with central light point. A striking inset cast iron open, working fireplace with decorative detailing sits upon a

raised tiled hearth, offering a beautiful focal point. A further oak internal door provides access to the staircase rising to the first floor, central heating radiator and a glazed oak internal door leads through to:

Extended Kitchen/Diner

22'04" x 7' max (6.81m x 2.13m max)

A stylish and well-appointed kitchen, fitted with a superb selection of matching white gloss-fronted contemporary wall and base units, complemented by solid wooden block work surfaces and slate tiled flooring. Features include an inset Belfast sink with hot and cold mixer tap, integrated dishwasher, and designated space for both a fridge freezer and washing machine. A cupboard discreetly houses the wall-mounted Worcester Bosch combination boiler. Recessed spotlights to the ceiling offer a sleek finish, while a double glazed window to the side aspect provides natural light. The kitchen also boasts space for a Range-style cooker with a built-in stainless steel extractor above and tiled splash backs. The kitchen opens out into a bright and inviting dining area, enjoying double glazed French doors to the rear garden, an additional double glazed side window, continued recessed ceiling lighting, and a central heating radiator, creating a perfect space for family dining or entertaining.

First Floor Accommodation

From the dining area, a staircase with elegant balustrades and a recessed spotlight ascends to the first floor landing. This spacious landing benefits from recessed ceiling spots, two additional ceiling light

points, and a loft access hatch with a pull-down ladder, offering useful additional storage potential. Beautiful oak internal doors, finished with classic brass furnishings, lead into:

Bedroom One

12'05" to chimney breast x 12' (3.78m to chimney breast x 3.66m)

A generously sized principal bedroom, filled with natural light from two double glazed windows to the front aspect. Period features include a ceiling rose with central light point and an inset decorative cast iron fireplace, adding character and charm. Bespoke in-built wardrobes have been thoughtfully fitted into the alcoves, complete with overhead storage, offering excellent functionality without compromising on style and a central heating radiator completes the room.

Bedroom Two

13'0" x 10'05" to alcove (3.96m x 3.18m to alcove)

A well-proportioned second bedroom, with a double glazed window to the rear aspect which allows for pleasant natural light. The room retains character with an inset decorative cast iron fireplace and a ceiling rose with central light point. Practical storage is provided by a door opening into an over-stairs cupboard and the bedroom also has a central heating radiator.

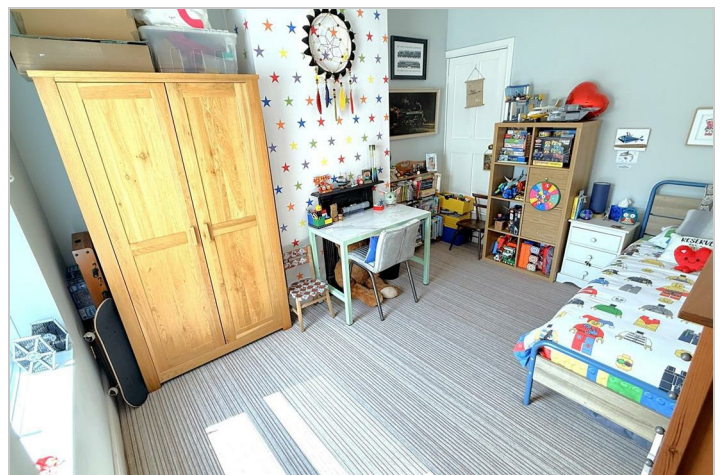
Four Piece Bathroom

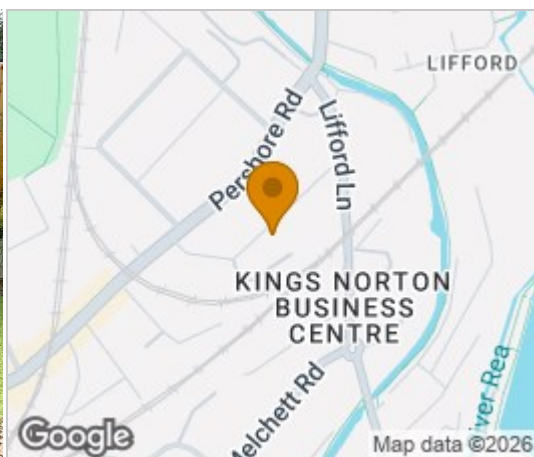
13'08" x 6'06" (4.17m x 1.98m)

.A beautifully appointed four-piece family bathroom, featuring a classic claw foot freestanding bath with traditional hot and cold mixer tap and handheld shower attachment. The suite also includes a wash hand basin set on a pedestal with matching hot and cold taps, a low flush WC, and a corner-entry mains-powered shower enclosure. The room is stylishly tiled to half wall height, with a frosted double glazed window to the rear aspect providing privacy and natural light. Additional features include recessed ceiling spotlights, a Victorian-style radiator combined with a heated towel rail, and a wood-effect laminate floor covering

Rear Garden

A superb suntrap rear garden, thoughtfully landscaped to offer both style and practicality. An initial blue engineering brick pathway provides access to the shared side passageway and also leads along the side return. This opens into a well-maintained low maintenance seating area, bordered by raised sleeper flowerbeds, creating a welcoming outdoor space. Steps then rise to the main garden area, featuring a painted decking area ideal for entertaining, alongside further raised decorative flowerbeds. The garden is completed with panel fencing enclosing all boundaries, ensuring privacy and a contemporary finish.





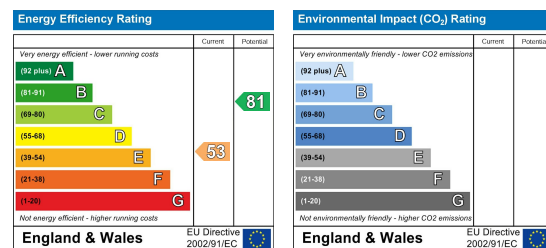
Floor Plan



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



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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.