



## 39 Bournville Lane

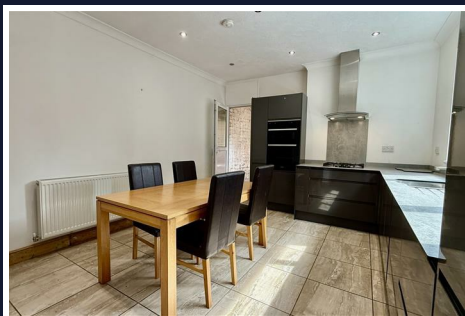
Stirchley, Birmingham, B30 2LP

Asking Price £350,000



**A rare opportunity to purchase a quirky and deceptively spacious three-bedroom terrace in one of South Birmingham's most sought-after locations. Offering generous accommodation throughout, a garage, and the added benefit of no onward chain, this unique home is sure to appeal to a wide range of buyers.**

**Ideally positioned just moments from the vibrant amenities of Stirchley High Street and within easy walking distance of Bournville Train Station, the property combines character, convenience and excellent potential. With three bedrooms, a spacious kitchen/dining room, versatile garden room and a good-sized rear garden, this is a home that truly stands out from the crowd.**



### Approach

This surprisingly sized three bedroom mid terrace is approached via a front low level wall with access to metal up and over door opening into garage and step leading to wooden side access door to the alleyway and composite front entry door opening into:

### Hallway

With original red quarry tiled checkerboard floor covering, central heating radiator, stairs giving rise to the first floor landing, cornice to ceiling, two ceiling light points, door and step leads into garage and further doors opening into:

### Reception Room

11'07" x 11'05" (3.53m x 3.48m)

With hardwood oak floor covering, feature recess with exposed brick arch to chimney breast, recessed spots to ceiling, cornice to ceiling, central heating radiator, double glazed window to the rear aspect and open walkway into:

### Contemporary Kitchen and Dining Room

13'10" max x 12'0" (4.24m max x 3.68m)

With a selection of grey fronted wall and base units with stone effect work surfaces incorporating stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, integrated fridge freezer, four ring burner gas hob with in-built extractor over, integrated oven and grill, integrated dishwasher, tiled floor covering, recessed spots to ceiling, cornice to ceiling, central heating radiator, under stairs recess for fridge

freezer, door opening into side alleyway and double glazed door opening into:

### Rear Garden Room

23'07" x 7'04" (7.19m x 2.24m)

With a wall mounted Baxi combination boiler, two ceiling light points, double glazed window and double glazed sliding patio doors to the side, wooden exterior door giving views and access to the rear garden,

### Side Covered Alleyway

23'08" x 2'11" (7.21m x 0.89m)

With blue engineering brick path, two ceiling light points, wall mounted electric fuse box and gives access to the front of the property.

### First Floor Accommodation

From hallway stairs with balustrading gives rise to the first floor landing with loft access point with pull down ladder leading to superb loft space and further potential, two ceiling light points, central heating radiator, secondary loft space and oak internal doors opening into:

### Bedroom One

11'01" x 18'02" (3.38m x 5.54m )

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

### Bedroom Two

11'08" x 11'06" (3.56m x 3.51m)

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

### Bedroom Three

9'10" x 7'6" x max x 5'01" (3.00m x 2.29m x max x 1.55m)

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

### Shower Room

6'10" max x 13'01" x 4'04" min (2.08m max x 3.99m x 1.32m min)

With hidden cistern low flush WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, corner entry shower with mains powered shower, heated chrome towel rail, laminate wood effect floor covering, cornice to ceiling, recess spot to ceiling, frosted double glazed window to the side aspect,

### Rear Garden

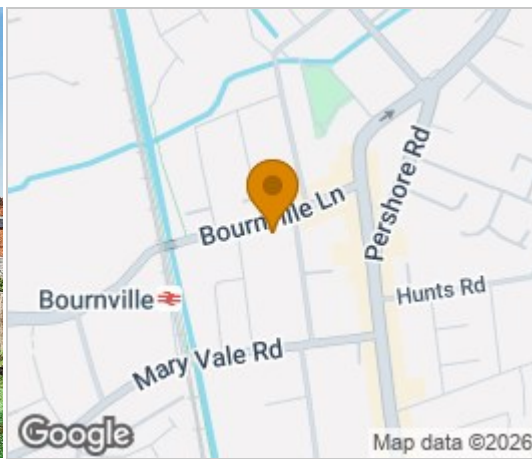
Being accessed from the sun room leads to initial block paving with blue engineering pathway and patio and steps leads up to main garden area being tiered with mature lawns and panel fencing to all perimeters.

### Garage

17'01" x 11'02" (5.21m x 3.40m)

With a metal up and over door to front, electric and ceiling light point.





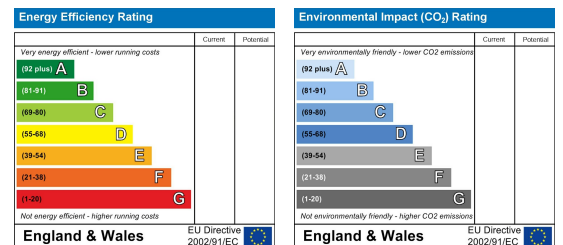
## Floor Plan



## 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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