



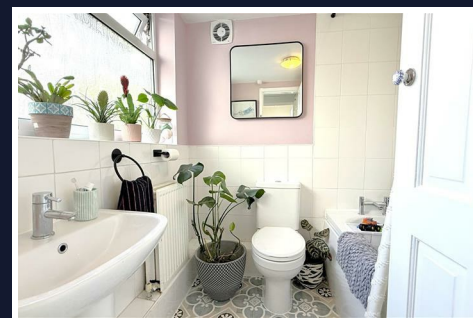
17 Cotteridge Road

Cotteridge, Birmingham, B30 3AZ

Offers In The Region Of £265,000



STUNNING PERIOD TERRACE HOME!! A beautifully presented and extended three-bedroom mid-terrace home, ideally suited to first-time buyers and young families, offering stylish accommodation and a fantastic, well-maintained rear garden perfect for relaxing and entertaining. The property benefits from two reception rooms, **THREE BEDROOMS** and a unique Jack & Jill en-suite, adding flexibility and a touch of individuality to the first floor layout. Ideally located, there are excellent transport links via road and rail with both Bournville and Kings Norton train stations close by, along with well-regarded local schools and of course Cotteridge Park all close by. The vibrant Stirchley high street, with its independent shops, cafés and bars, is just a short distance away, alongside the amenities of Cotteridge and the leafy surroundings of Bournville. **You couldn't be better placed!**



Approach

This beautifully presented and significantly improved three-bedroom mid-terrace home is approached via a low-level front wall and a low-maintenance fore garden, attractively arranged with a variety of potted plants and hanging baskets. A frosted double glazed composite entrance door, with matching frosted double glazed window above, opens into:

Front Reception Room

15'02" x 11'03" (4.62m x 3.43m)

A welcoming front reception room featuring replacement wooden flooring, an inset decorative gas fire set on a raised slate hearth with wooden mantel and surround, cornicing to the ceiling, ceiling light point, and a double glazed bay window to the front aspect. There is useful built-in storage and shelving to the alcoves, including meter cupboards, a central heating radiator, under-stairs storage area, and glazed internal French doors opening into:

Rear Reception Room

11'01" x 11'08" (3.38m x 3.56m)

With continued wooden flooring, a double glazed window to the rear aspect, ceiling light point, central heating radiator, staircase rising to the first floor, and a glazed internal door opening into

Kitchen

13'07" x 6'01" (4.14m x 1.85m)

Fitted with an excellent range of matching white wall and base units with wood-effect work surfaces

incorporating a stainless steel sink and drainer with mixer tap. There is space for a gas cooker, fridge freezer, and washing machine, together with tiled splashbacks, tiled flooring, ceiling light point, and a double glazed window to the side aspect. A frosted double glazed UPVC door provides access to the side return and rear garden. A double louvre door opens into a useful boiler cupboard housing the Worcester Bosch combination boiler and providing additional storage. An internal door opens into:

Ground Floor Bathroom

5'07" x 6'01" (1.70m x 1.85m)

Appointed with a modern white suite comprising a panel bath with mixer tap and mains-fed shower over, push-button low flush WC, and pedestal wash hand basin with mixer tap. The walls are tiled to splashback and half height, with a frosted double glazed window to the side aspect, central heating radiator, and tiled-effect flooring.

Rear Garden

The beautifully maintained rear garden is a particular feature of the property. Blue engineering brickwork forms the side return and pathway leading to a patio area with an outbuilding for storage. There is an enclosed patio with exposed brick wall, decorative flower beds, hedgerows, and a variety of potted plants, leading onto the main garden which is laid mainly to mature lawn with further fenced and hedged boundaries, together with an attractive mix of flowers and shrubs. A decorative archway leads to a further seating area

finished with low-maintenance Cotswold stone, together with a wooden rear access gate, garden shed, and fenced borders. Overall, it provides a fantastic space for outdoor dining and entertaining in a real sun trap setting.

First Floor Accommodation

From the rear reception room, stairs rise to the first floor landing with ceiling light point, loft access, and internal doors opening into:

Bedroom One

12' max x 11'04" to recess (3.66m max x 3.45m to recess)

With a double glazed window to the front aspect, ceiling light point, two wall light points, central heating radiator, and a door with step opening into:

En-Suite

5'07" to rear of access x 7'01" (1.70m to rear of access x 2.16m)

A uniquely designed en-suite serving Bedrooms One and Two, fitted with a double walk-in shower with mains-fed shower, hidden cistern push-button WC, and built-in wash hand basin with mixer tap and under-sink storage. Also having tiled-effect flooring, ceiling light point, and a further door and step leading into:

Bedroom Two

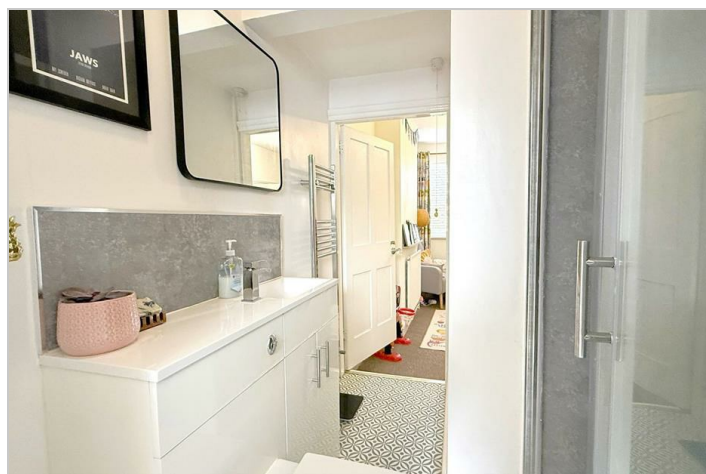
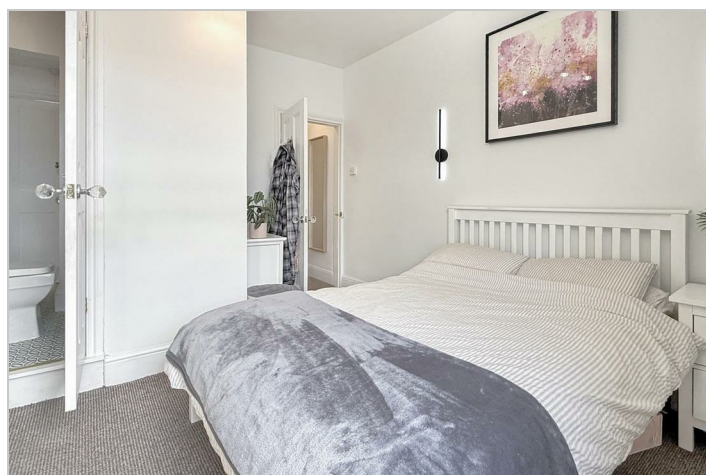
8'01" x 11'04" (2.46m x 3.45m)

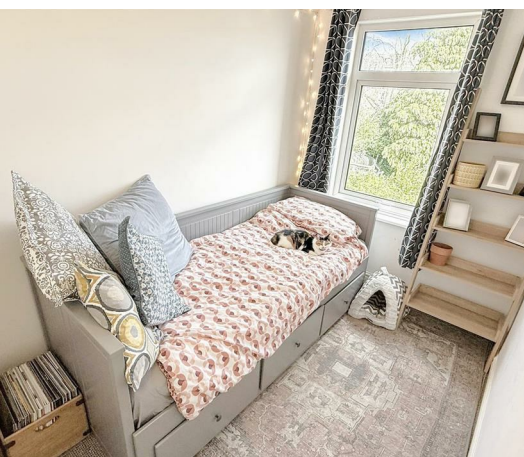
With a double glazed window to the rear aspect, ceiling light point, central heating radiator, and door returning to the landing.

Bedroom Three

6'02" x 10' (1.88m x 3.05m)

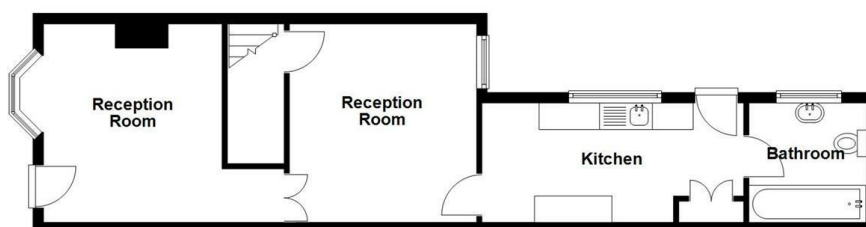
With a double glazed window to the rear aspect, ceiling light point, and central heating radiator.



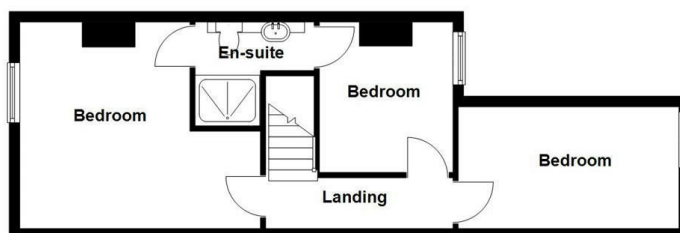


Floor Plan

Ground Floor



First Floor



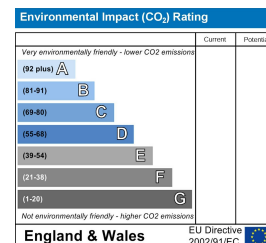
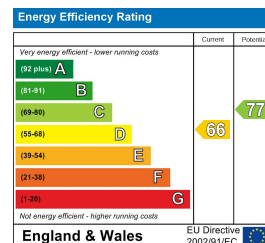
NOT to Scale
for Illustrative Purposes Only.

Plan produced using PlanUp.

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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk