



## 51 Regent Street

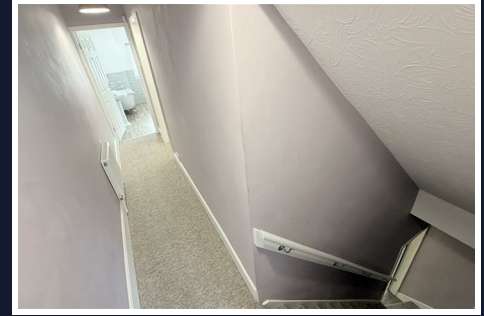
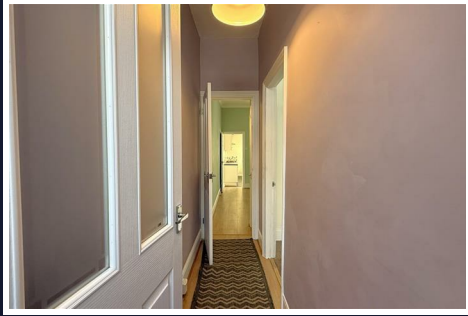
Stirchley, Birmingham, B30 2LG

Offers In The Region Of £279,950



Set in the heart of ever-popular Stirchley—recently named one of the Midlands’ best places to live—this beautifully presented home offers the perfect opportunity to enjoy stylish, move-in-ready living in a truly vibrant location. Stirchley continues to thrive thanks to its strong sense of community and fantastic selection of independent cafés, bars, breweries and restaurants, all within easy walking distance, along with excellent transport links into the city.

The property itself combines character and practicality, offering generous living space and a layout well suited to modern life. With well-proportioned rooms, a high-quality finish throughout and a low maintenance rear garden designed for entertaining, it’s a home that ticks all the boxes for first-time buyers or those looking to enjoy everything this sought-after area has to offer.



#### Approach

This well-presented and spacious two-bedroom mid-terrace property is approached via a wrought iron gate with a low-level boundary wall, leading to a step up to a composite front door opening into:

#### Entrance Vestibule

With laminate wood-effect flooring, wall-mounted electric fuse box, and a glazed internal door with window above opening into:

#### Hallway

With continued laminate flooring, central heating radiator, ceiling light point, and internal glazed door opening into:

#### Front Reception Room

14'01" into bay x 8'02" to recess (4.29m into bay x 2.49m to recess)

With double glazed bay window to the front aspect, cornicing to ceiling, ceiling light point, built-in meter cupboard, and central heating radiator.

#### Rear Reception Room

12'07" x 15'04" (3.84m x 4.67m)

Accessed from the hallway, with a step down into the reception room, featuring laminate flooring, double glazed window to the rear aspect, door to under-stairs storage, staircase rising to the first floor, Victorian-style radiator, two ceiling light points, cornicing to ceiling, and door with step down into:

#### Kitchen

13'08" x 6'09" (4.17m x 2.06m)

With a matching range of wall and base units with roll-edge work surfaces over, incorporating a four-ring gas hob with integrated Beko oven and Hotpoint extractor above, stainless steel sink and drainer with mixer tap, space for fridge freezer, double glazed window to the side aspect, and a frosted double glazed door providing access to the side and rear garden. Additional features include tiled splashbacks, recessed ceiling spotlights, tiled-effect flooring, and a central heating radiator.

#### Rear Garden

With a side return leading to two useful outbuildings, including an outside WC, and in turn opening onto a superb landscaped rear garden. The garden features a full-width decking area with outdoor bar and entertaining space, leading onto a low-maintenance garden with a further raised decking area to the rear. Enclosed by panel fencing with a rear access gate.

#### First Floor Accommodation

From the rear reception room, stairs rise to the first floor landing with two ceiling light points, central heating radiator, loft access with pull-down ladder and useful storage, and doors leading into:

#### Bedroom One

12'11" x 12'06" (3.94m x 3.81m)

With two double glazed windows to the front

aspect, built-in storage to alcoves, additional over-stairs storage cupboard, cornicing to ceiling, ceiling light point, and central heating radiator.

#### Bedroom Two

12'05" x 9'06" (3.78m x 2.90m)

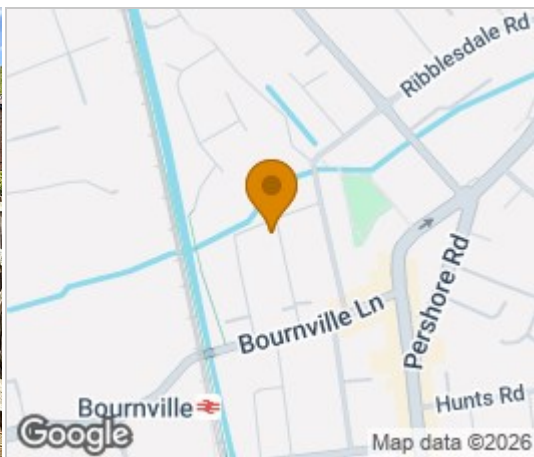
With double glazed window to the rear aspect, built-in storage to alcoves, cornicing to ceiling, ceiling light point, and central heating radiator.

#### Bathroom

13'08" x 7'06" (4.17m x 2.29m)

A superb re-fitted four-piece suite comprising a walk-in shower with mains-fed shower, low flush WC, wash hand basin with mixer tap, and a freestanding slipper bath with clawed feet and shower attachment. Additional features include a heated towel rail, double glazed windows to the side and rear aspects, tiling to half wall height, laminate flooring, two ceiling light points, and a cupboard housing the Worcester Bosch combination boiler.





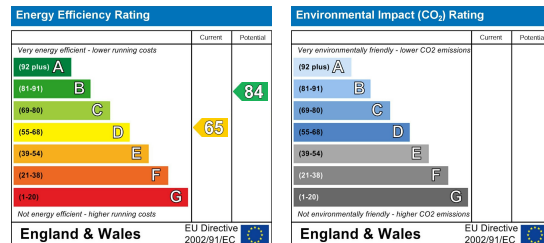
## Floor Plan



## 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.

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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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