



8 Birch Close
Bournville, Birmingham, B30 1NA
Offers In The Region Of **£495,000**



A beautifully presented two-bedroom detached bungalow, tucked away in a quiet and well-regarded cul-de-sac within the heart of the Bournville Village Trust Estate. Offered in immaculate condition throughout, the property is ideally suited to those looking to downsize into something ready to move straight into. The accommodation includes a bright, dual aspect lounge with plenty of natural light, along with a conservatory overlooking the rear garden, providing an additional and versatile reception space. There is a modern fitted kitchen and a well-appointed, updated bathroom featuring a walk-in double shower. To the rear, the property enjoys a private, south-facing garden with a good degree of privacy and direct access onto adjoining parkland. The front garden is mature and well maintained, with a sweeping driveway offering ample off-road parking. The former garage has been thoughtfully converted into a useful utility room with additional storage, adding to the overall practicality of the home. The location is particularly convenient, being close to Rowheath Pavilion and Park, and within easy walking distance of Bournville Village Green, which offers a range of independent shops, cafés and everyday amenities. Bournville Church and Cadbury are also nearby. There are excellent transport links via the Bristol Road, as well as Bournville train station, providing straightforward access into Birmingham City Centre. The property is also well placed for the Queen Elizabeth Hospital, Royal Orthopaedic Hospital and the University of Birmingham.

Please contact our Bournville sales team to arrange a viewing.



Approach

This beautifully presented two-bedroom detached bungalow is approached via a sweeping block-paved driveway, providing ample off-road parking. The frontage is thoughtfully landscaped, featuring a sculptured fore garden with decorative raised flowerbeds and mature shrubs. The driveway leads to a metal electronically operated up-and-over garage door, with steps rising to double glazed French doors opening into:

Porch

With tiled flooring, ceiling light point, and a glazed internal door opening into:

Hallway

A welcoming and well-appointed entrance, featuring Karndean herringbone flooring, a central heating radiator, and elegant cornicing to the ceiling. Two ceiling light points, access to loft space, and doors lead to a useful storage cupboard and airing cupboard with fitted shelving. Further doors radiate to:

Lounge

18'11" x 11'04" (5.77m x 3.45m)

A generously proportioned reception room with a double glazed window to the side and sliding patio doors opening into the conservatory. Features include decorative cornicing, two ceiling light points, and an inset electric fire with marble-effect hearth and surround, creating a comfortable focal point.

Conservatory

9' x 10'04" (2.74m x 3.15m)

A delightful addition to the home, offering panoramic views over the rear garden through double glazed windows. With tiled flooring, central heating radiator, and French doors providing direct access to the garden.



Kitchen

11'03" x 9'04" to recess (3.43m x 2.84m to recess)

Stylishly fitted with a range of matching wall and base units, complemented by grey granite work surfaces and splashback tiling. Incorporating a Franke sink with mixer tap, integrated Neff oven and four-ring electric hob with extractor over. Triple double glazed windows to the front aspect allow for an abundance of natural light. Additional features include under-cupboard lighting, space for a dishwasher and under-counter fridge, a breakfast bar area, and central heating radiator.

Bedroom One

10'04" x 11'04" (3.15m x 3.45m)

A comfortable principal bedroom with a double glazed window overlooking the rear garden, corniced ceiling, ceiling light point, and central heating radiator. A comprehensive range of fitted furniture includes mirror-fronted wardrobes and over-bed storage.



Bedroom Two / Home Study

8'07" x 12'01" (2.62m x 3.68m)

A well-proportioned double bedroom with continuation of the Karndean herringbone flooring, a double glazed window to the front aspect, ceiling light point, corniced ceiling, central heating radiator, and double doors opening to a built-in storage cupboard / wardrobe.

Re-Fitted Shower Room

5'06" x 6' (1.68m x 1.83m)

Beautifully appointed with a contemporary suite comprising a walk-in shower with mains-fed shower, pedestal wash hand basin with mixer tap, and low flush WC. Fully tiled walls, heated towel rail, central heating radiator, ceiling light point, and a frosted double glazed window to the side elevation complete the space.



Utility/Garage

15'09" x 8' (4.80m x 2.44m)

A thoughtfully converted garage space, now serving as a practical utility room. Fitted with a range of base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There is plumbing for both washing machine and tumble dryer, wall-mounted Ideal Logic combination boiler, strip lighting, tile-effect flooring, and wall-mounted shelving.

Garden

The property enjoys a beautifully landscaped, south-easterly facing rear garden. A full-width block-paved patio provides an ideal seating area, with steps rising to a low-maintenance garden garden laid with blue slate chippings. Decorative raised brick flowerbeds add structure and colour, with further planting areas to the rear. There is rear gated access to adjacent parkland, hardstanding for a garden shed, and side passageways to both sides of the property providing access to the front.



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.

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Area Map



Energy Efficiency Graph

