



22 Breedon Way

Stirchley, Birmingham, B30 3AT

Offers In The Region Of £274,950



A BEAUTIFULLY UPGRADED END-TERRACE HOME WITH STUNNING GARDENS IN A PRIME STIRCHLEY LOCATION

Situated just off Stirchley's vibrant and ever-popular high street, with its fantastic selection of independent shops, bars and restaurants, this stylish and thoughtfully upgraded two-bedroom end-terrace home is perfectly positioned for modern living.

Bournville train station is within easy reach, offering excellent transport links to the QE Hospital, Birmingham University and Birmingham City Centre. The property is also conveniently located for nearby parks, well-regarded schools and the wider amenities of Bournville, Cotteridge and Kings Heath.

This impressive home has been upgraded throughout and is presented in move-in ready condition.



Approach

The property is approached via a mature front garden with a variety of plants, shrubs and blossom trees. A pathway leads through decorative flowerbeds to the front entrance, with side access to the rear garden. A storm porch provides shelter and leads to a composite front door opening into:

Hallway

With laminate-effect flooring, the hallway provides access to a useful utility space via double doors, complete with plumbing for a washing machine, housing for the Ideal Logic combination boiler and additional storage. A further door leads into:

Ground Floor WC

4'01" x 5'07" (1.24m x 1.70m)

Fitted with a push-button low flush WC and pedestal wash hand basin with mixer tap. There is a frosted double-glazed window to the front aspect, a wall-mounted heated chrome towel rail, tiled splashbacks, ceiling light point and continued laminate-effect flooring.

Superb Open Plan Living and Kitchen

22'09" x 14'02" (6.93m x 4.32m)

A fantastic open-plan space ideal for modern living and entertaining.

The kitchen area is fitted with an upgraded range of wall and base units with wood-effect work surfaces and matching splashbacks. Features include low-level and under-cupboard LED lighting, an inset one-and-a-half bowl stainless steel sink with mixer tap, integrated Hoover oven with four-ring Zanussi hob and stainless steel extractor above, along with

integrated fridge freezer and dishwasher.

The space opens seamlessly into the living/dining area, which benefits from two ceiling light points, central heating radiator and a feature corner log-burning stove. Double-glazed French doors, with accompanying side windows, provide access to and attractive views over the rear garden.

Stairs rise from this space to the first floor.

First Floor Landing

With loft access point, ceiling light point and central heating radiator. Doors lead to:

Bedroom One

11' x 12'01" (3.35m x 3.68m)

A well-proportioned double bedroom with a double-glazed window to the rear aspect. Two built-in wardrobes provide excellent storage. There is also a central heating radiator and ceiling light point.

Bathroom

7' x 6'02" (2.13m x 1.88m)

Fitted with a modern three-piece white suite comprising a panel bath with mains shower over, pedestal wash hand basin and push-button low flush WC. The room benefits from tiled splashbacks, wood-effect flooring, recessed ceiling spotlights, extractor fan and heated chrome towel rail

Bedroom Two

14'03" max x 8'2" max (4.34m max x 2.49m max)

A bright second bedroom with two double-glazed windows to the front aspect. Also featuring a central heating radiator, ceiling light point and access to a useful over-stairs storage cupboard.

Rear Garden

A beautifully landscaped and upgraded rear garden, perfect for relaxing and entertaining.

An initial block-paved patio area leads onto low-maintenance blue slate chippings, with a pathway guiding you to a further seating area complete with pergola. The garden is enhanced by a variety of

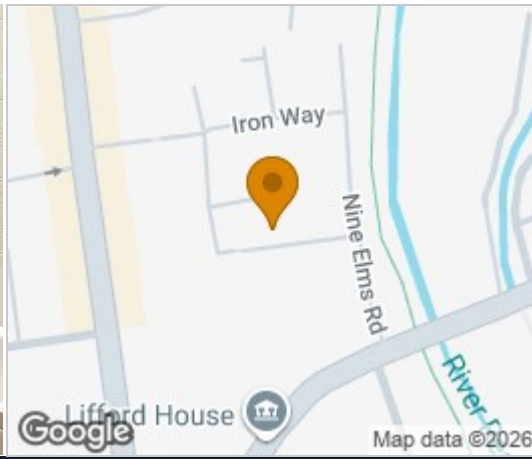
mature plants and shrubs.

The main garden area is predominantly laid to lawn with decorative flowerbeds, all enclosed by panel fencing. Side access is provided via a wooden gate.

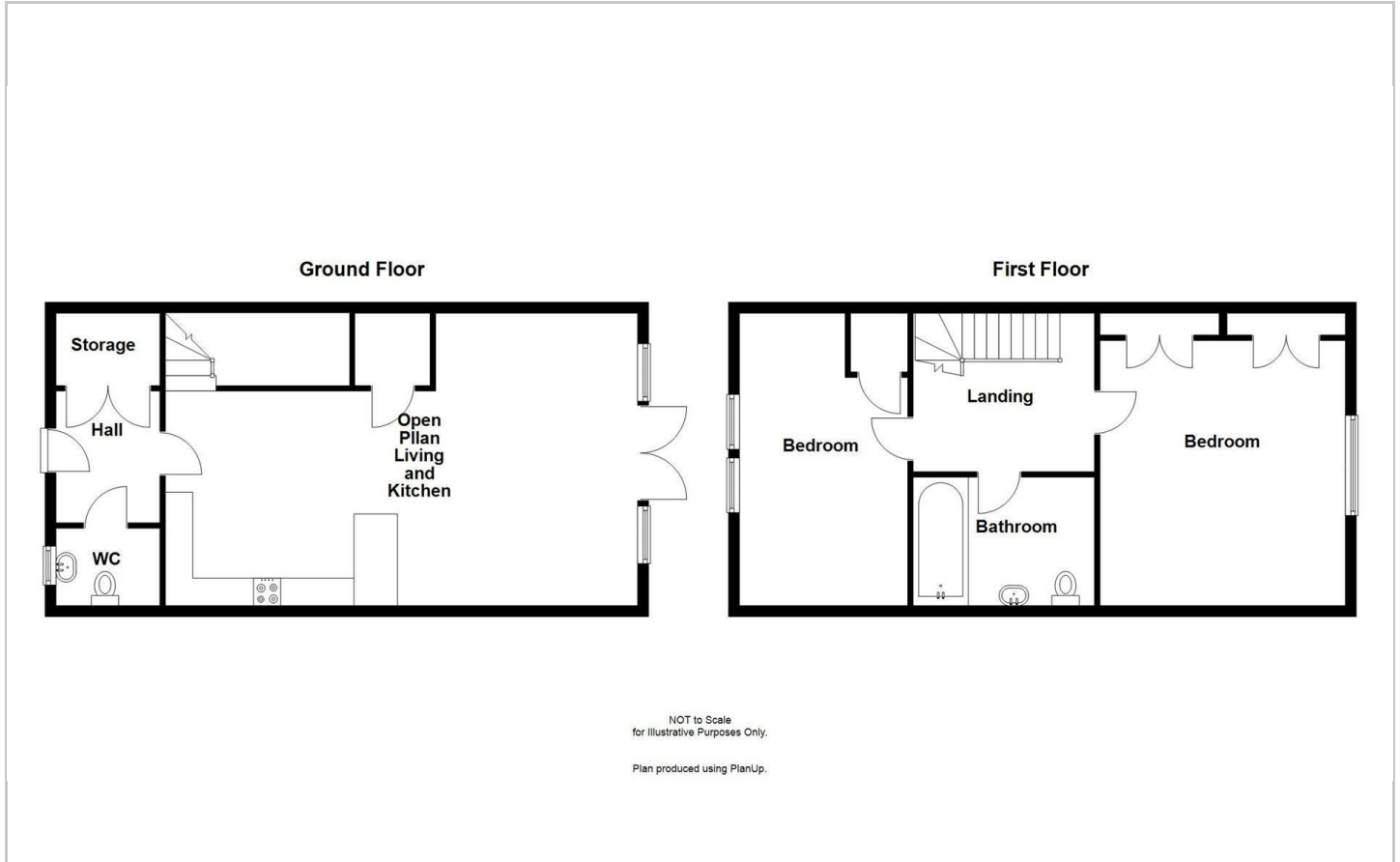
Service Charge

Trinity Estates Property Management Ltd – approximately £177.24 per annum (to be confirmed via solicitors).





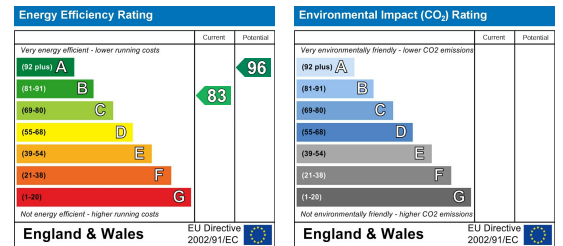
Floor Plan



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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