



## 17 Sparrey Drive

Bournville, Birmingham, B30 2LX

Offers Over £285,000



**\*\*Is this the perfect first home? A wonderful two-bedroom semi-detached home!\*\*** Tucked away in a lovely cul-de-sac, yet right in the heart of the action, this beautifully presented and recently updated two-bedroom semi-detached home is ready to move straight into. Ideally positioned for Stirchley's vibrant high street and its renowned independent scene, the property is also within easy reach of Bournville Train Station, offering excellent commuter links, with leafy Bournville close by too. The home has undergone a full makeover, including the addition of a stunning rear dining/sun room. The ground floor offers a driveway, side garage, entrance hallway, living room, re-fitted kitchen, rear dining/sun room and a superb rear garden. Upstairs, there is a lovely main bedroom, second bedroom and a re-fitted bathroom.



#### Approach

This well-presented two-bedroom semi-detached property is approached via a block-paved driveway providing off-road parking, alongside a low-maintenance fore garden with decorative Cotswold stone and a circular patio area. Access is given to the garage via a metal up-and-over door, with a composite front door opening into:

#### Hallway

With herringbone-style laminate flooring, ceiling light point, central heating radiator and stairs rising to the first-floor accommodation. A door opens into

#### Living Room

10'03" x 13'11" (3.12m x 4.24m)

A bright and welcoming living space with double glazed window to the front aspect, cornicing to the ceiling, ceiling light point and central heating radiator.

#### Rear Dining Extension

12'11" x 8'10" (3.94m x 2.69m)

A superb addition to the home, featuring two double glazed Velux roof lights, recessed spotlights, frosted double glazed window to the side aspect and further double glazed windows with French doors opening onto the rear garden. Finished with wood-effect laminate flooring, central heating radiator and open access into:

#### Kitchen

13'03" x 9'04" (4.04m x 2.84m)

Fitted with an attractive range of updated cream wall and base units with wood-effect work surfaces over, integrated oven with four-ring gas hob and stainless steel chimney-style extractor above, feature stainless steel sink and drainer with mixer tap, integrated slimline dishwasher, under-counter fridge and freezer, breakfast bar area, tiled splashbacks and glazed display unit. Further benefiting from laminate wood-effect flooring, central heating radiator, two ceiling light points and an under-stairs storage cupboard providing excellent additional storage.

#### First Floor Accommodation

Stairs rise from the hallway to the first-floor landing with decorative balustrade, loft access point, ceiling light point, cornicing to the ceiling and frosted double glazed window to the side aspect. There is also an airing/boiler cupboard housing the Vaillant combination boiler with additional storage, with doors leading off to:

#### Bedroom One

10'04" x 13'02" (3.15m x 4.01m)

With two double glazed windows to the front aspect, central heating radiator, ceiling light point, cornicing to the ceiling and built-in double wardrobe with sliding doors.

### Bedroom Two

11'03" x 6'9" (3.43m x 2.06m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and built-in storage with shelving and hanging rail.

### Bathroom

6'11" to window recess x 6'03" (2.11m to window recess x 1.91m)

A stunning re-furbished bathroom fitted with a contemporary suite comprising panel bath with mixer tap and mains shower over, wall-hung wash hand basin with mixer tap and concealed cistern low flush WC. Finished with contemporary tiled splashbacks, recessed ceiling spotlights, cornicing, wood-effect laminate flooring and frosted double glazed window to the rear aspect.

### Garage

17'08" x 7'09" (5.38m x 2.36m)

Accessed via the driveway through a metal up-and-over door, with ceiling light point, single glazed window to the rear garden and hardwood door giving access to the rear patio.

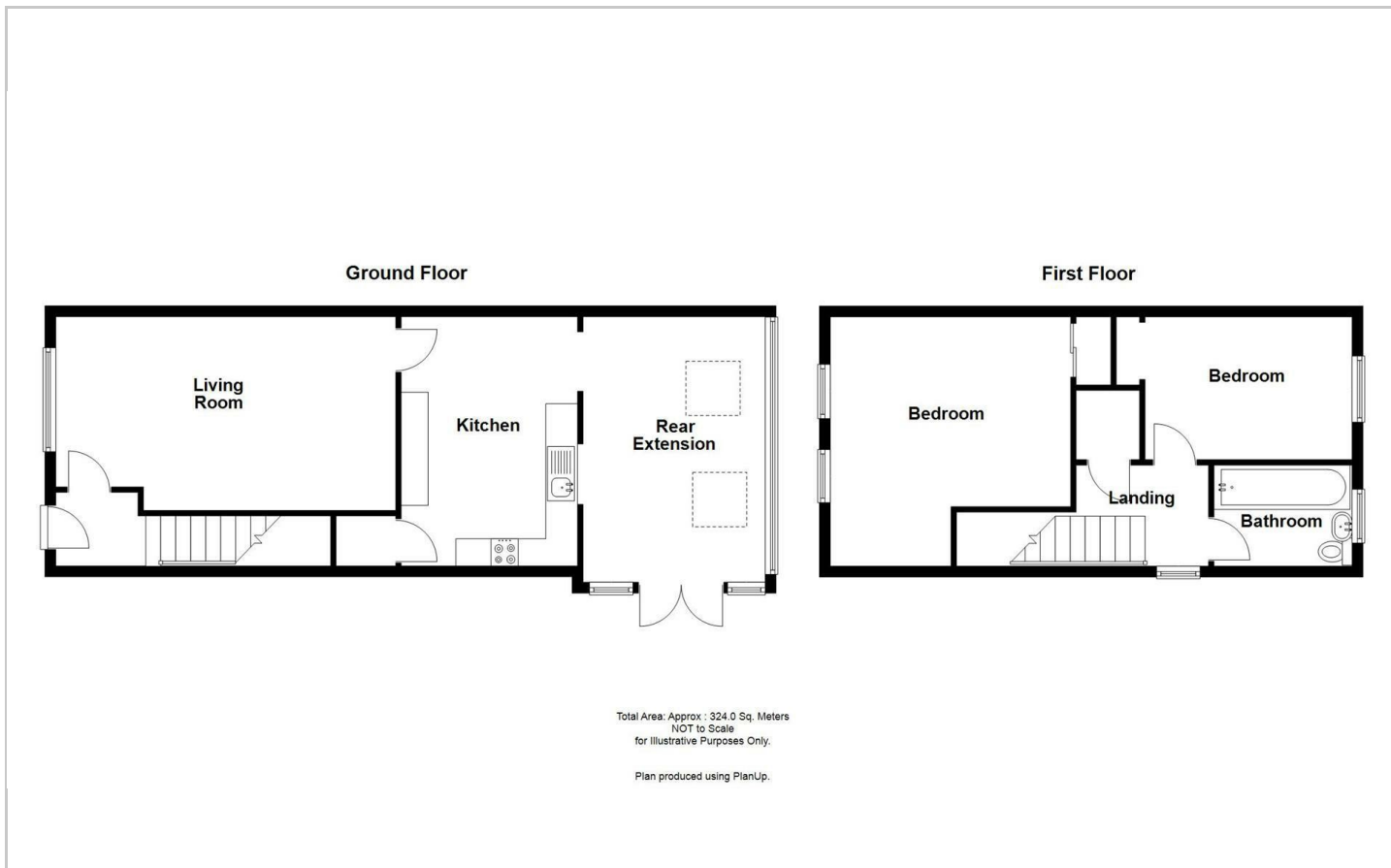
### Rear Garden

Accessed via the rear dining/sun room onto a block-paved patio area leading to a mature lawn with low-maintenance borders filled with flowers and shrubs. A pathway leads to a further patio seating area with raised brick flower bed, all enclosed by panel fencing.





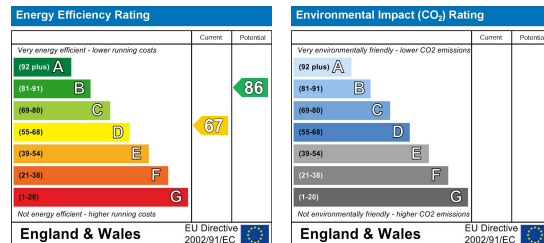
## Floor Plan



## 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.

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

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