



46 Rowheath Road

Cotteridge, Birmingham, B30 2EX

Offers Over £285,000



STUNNING EXTENDED END-OF-TERRACE HOME IN PRIME LOCATION! A perfect first-time home, beautifully updated and extended to offer exceptional style while still retaining plenty of character, including a wonderful open-plan living, kitchen and dining extension. Ideally positioned for all the area has to offer, the property is just a short walk from Cotteridge Park, with excellent commuter links via nearby Kings Norton and Bournville train stations. Cotteridge and Stirchley are also close at hand, along with a selection of well-regarded local schools. The house itself comprises a walled fore garden, front reception room with fireplace, bay window and herringbone flooring, an open-plan rear living room leading to a contemporary kitchen and dining extension, and a landscaped rear garden. To the first floor, there are two good bedrooms and a stunning four-piece bathroom. To book your viewing of this wonderful home, please call our Bournville sales team.



Approach

This stunningly presented and thoughtfully refurbished extended two-bedroom period end of terrace is approached via a low-level wall with a low-maintenance blue slate fore garden and side pathway providing access to the rear garden. A landscaped block-paved pathway then leads to a storm porch with composite double glazed front entrance door and double glazed window above, opening into:

Front Reception Room

11'09" x 12'02" (3.58m x 3.71m)

A beautifully styled front reception room featuring exposed upgraded wooden flooring with additional insulation, Victorian-style radiator, inset decorative cast iron fireplace with tiled hearth, ceiling light point, and double glazed bay window with bespoke fitted shutters to the front aspect. There is also a built-in meter cupboard and internal door opening into:

Rear Reception Room

12'02" x 12'02" (3.71m x 3.71m)

With exposed upgraded wooden flooring incorporating further insulation, inset decorative cast iron fireplace with tiled hearth, Victorian-style radiator, double glazed window to the rear aspect, ceiling light point, and door opening into an under-stairs storage cupboard. A further door gives access to the staircase rising to the first floor accommodation, whilst a step leads down into:

Superb Kitchen/Dining Extension

25'0" x 6' 07" (7.62m x 1.83m 2.13m)

This impressive contemporary kitchen extension offers an excellent entertaining and dining space, fitted with a matching range of wall and base units with marble-effect work surfaces over, incorporating a five-ring Zanussi hob, integrated Zanussi double oven, ceramic one-and-a-half bowl sink and drainer with hot and cold mixer tap, and complementary tiled splashbacks. There is space and plumbing for a washing machine and dishwasher, space for a fridge freezer, and a boiler cupboard housing the Vaillant combination boiler. Further benefits include a double glazed window to the side aspect, stylish herringbone wooden flooring, and open walkway into the dining area. The dining area enjoys a striking vaulted ceiling with two double glazed Velux roof lights, floor-to-ceiling picture window to the side aspect, double glazed French doors opening onto the rear garden, continued herringbone wooden flooring, and recessed spotlights throughout, creating a bright and airy modern living space.

Rear Garden

A beautifully landscaped rear garden featuring an initial full-width block-paved patio extending around the side return with wooden access gate to the front. Steps then lead down to the main garden area, laid mainly to mature lawn with well-stocked flowerbed borders, continuing to a further low-maintenance blue slate seating area with garden

shed to the rear. The garden is enclosed by panel fencing to all boundaries.

First Floor Accommodation

From the rear reception room, stairs rise to the first floor landing with two ceiling light points, loft access point with pull-down ladder, and stripped pine internal doors opening into:

Bedroom One

11'04" x 12'02" (3.45m x 3.71m)

A charming principal bedroom with wooden flooring, Victorian-style radiator, ceiling light point, double glazed window to the front aspect, decorative cast iron fireplace with tiled hearth, and door opening into over-stairs storage cupboard.

Bedroom Two

12'03" x 9'02" (3.73m x 2.79m)

With double glazed window to the rear aspect, ceiling light point, and Victorian-style radiator.

Bathroom

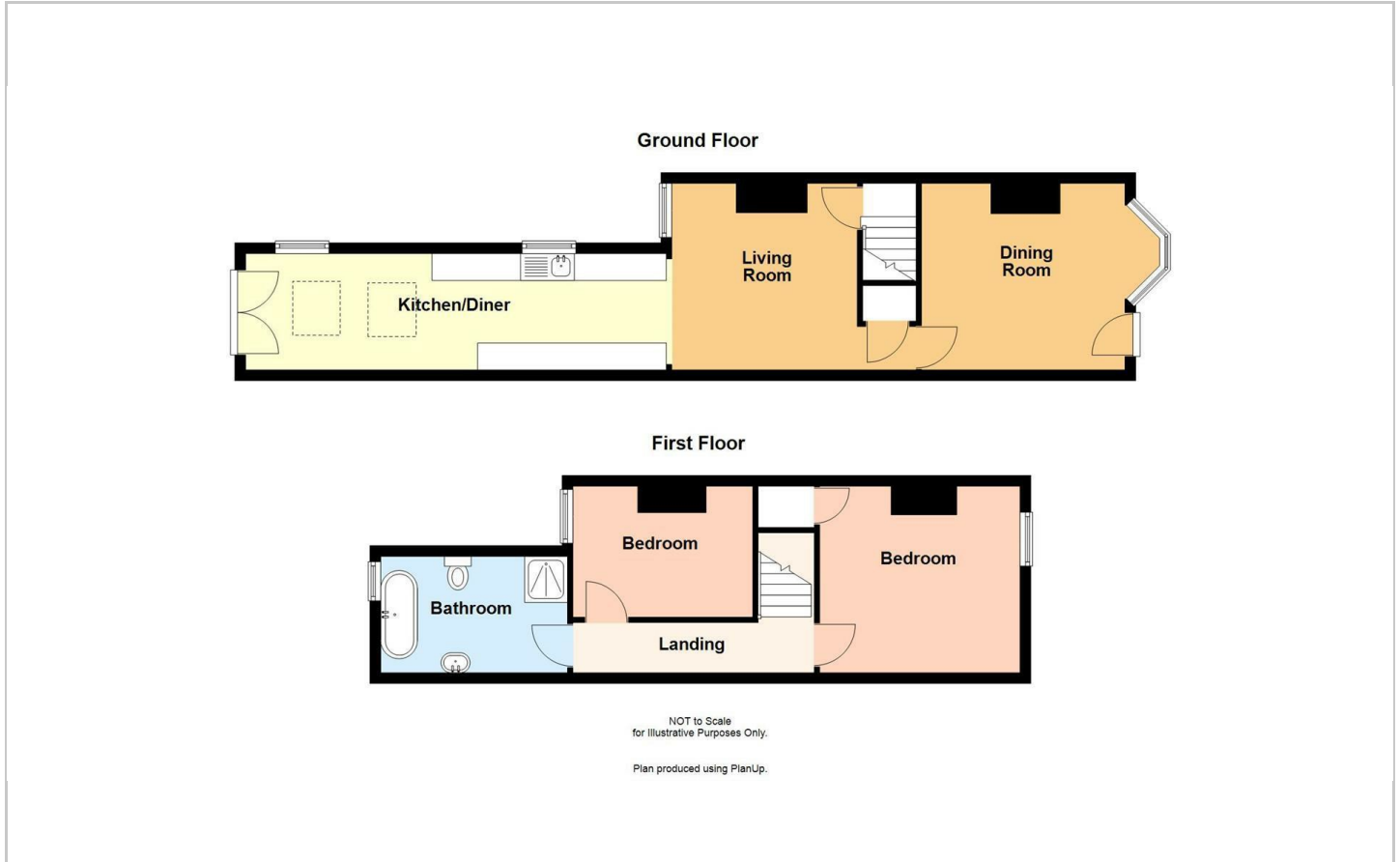
6'09" 10' max (2.06m 3.05m max)

Accessed from the landing via a stripped pine internal door and step down into this beautifully refurbished bathroom, comprising corner entry shower cubicle with mains-powered shower, freestanding contemporary bath with hot and cold mixer tap and shower attachment, low flush WC, and wash hand basin with mixer tap. Further benefiting from frosted double glazed window to the rear aspect, recessed spotlights to the ceiling, wall-mounted extractor fan, and complementary tiling to the floor and half wall height.





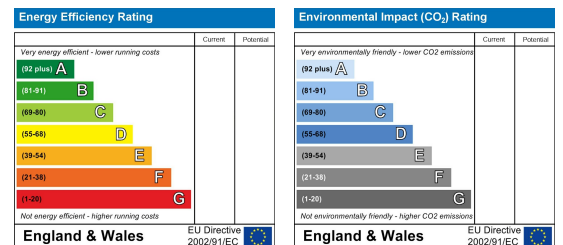
Floor Plan



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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