



10 Victoria Road

Stirchley, Birmingham, B30 2LS

Offers Over £295,000



SUPERB TWO BEDROOM + OFFICE SEMI-DETACHED HOME IN STIRCHLEY WITH OFF ROAD REAR PARKING!

Located on this quiet side street in the heart of Stirchley is this stylish three bedroom semi-detached home which is just a stones throw away from all the area has to offer including Stirchley's vibrant high street, excellent commuter links via Bournville train station which is just a short walk away and also well placed for nearby Bournville and Cotteridge alongside the local schools in the area. In brief the accommodation on offer comprises; fore garden, entrance hall, front living room with bay window, quirky guest wc, open plan kitchen and dining room and a nice size rear garden with gated access with off road parking. To the first floor there are two double bedrooms, further single room / home office and a four piece bathroom. To book your viewing of this fantastic home please call our Bournville sales team.



Approach

This beautifully presented two-bedroom semi-detached home is approached via a low-level boundary wall and a block-paved front garden designed for ease of maintenance, leading to a double-glazed composite front entrance door opening into:

Entrance Hall

With ceiling light point, laminate wood-effect flooring, staircase with decorative balustrading rising to the first floor accommodation, and oak internal door opening into:

Guest WC

5'05" x 2'07" (1.65m x 0.79m)

With corner-fitted WC, wall-mounted wash hand basin with hot and cold taps, frosted double-glazed window to the side aspect, laminate flooring, ceiling light point, wall-mounted consumer unit and useful storage space.

Living Room

12' to recess x 12'02" into bay (3.66m to recess x 3.71m into bay)

With double-glazed bay window to the front aspect, ceiling light point, feature exposed brick chimney breast recess with floating oak beam, laminate wood-effect flooring, central heating radiator and fitted shelving to the alcoves.

Open Plan Kitchen/Dining Room

11'09" x 18'06" (3.58m x 5.64m)

This superb open-plan kitchen/dining room features

a recently re-fitted contemporary kitchen comprising a range of navy wall and base units with rose gold fittings and wooden block work surfaces. Integrated appliances include a Bosch oven, Samsung combination oven/microwave, Indesit induction hob with extractor hood over, dishwasher, fridge and freezer. There is space and plumbing for a washing machine, ceramic sink and drainer with mixer tap, contemporary metro-style tiled splashbacks, under-cupboard lighting, ceiling light point and a wall-mounted cupboard housing the Ideal Exclusive combination boiler. A double-glazed window overlooks the rear garden. The dining area benefits from continued laminate wood-effect flooring, double-glazed French doors with accompanying side windows providing views of and access to the rear garden, three drop-down ceiling light points, a feature exposed brick chimney breast recess with floating wooden beam and a central heating radiator.

Rear Garden

Being fully landscaped and comprising a block-paved patio area with double side gates providing access and off road parking, raised flower beds to all borders, lawned garden, useful storage area and panel fencing to all boundaries.

First Floor Accommodation

From the entrance hall, stairs with decorative balustrading rise to the first-floor landing with ceiling light point, frosted double-glazed window to the side aspect and oak internal doors opening into:

Stunning Refurbished Bathroom
8'0"3 x 8'11" (2.44m0.91m x 2.72m)

Fitted with a four-piece suite comprising a walk-in corner shower with mains-fed shower and additional handheld attachment, panel bath with mixer tap and shower attachment, wash hand basin set within a vanity unit with storage beneath, and WC. Complementary metro-style tiling to splashback areas and tiled flooring, heated chrome towel rail, recessed ceiling spotlights, wall-mounted extractor fan and frosted double-glazed window to the rear aspect.

Bedroom One
10'11" x 10'11" (3.33m x 3.33m)

With a range of triple built-in wardrobes providing excellent storage, ceiling light point, central heating radiator, decorative fireplace with exposed brick backing and double-glazed window to the front aspect.

Bedroom Two
12'03" x 9'01" (3.73m x 2.77m)

With ceiling light point, central heating radiator, decorative fireplace with exposed brick backing and double-glazed window to the rear aspect.

Home Office/Nursery
7'02" x 6' (2.18m x 1.83m)

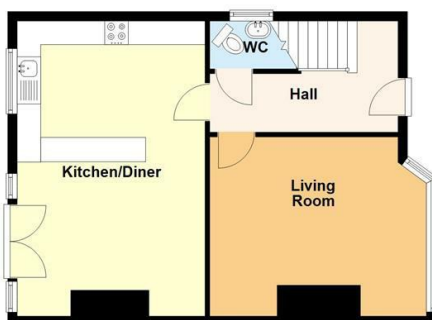
With ceiling light point, built-in desk over bulkhead, built-in storage cupboard, tongue-and-groove panelling to half wall height and frosted double-glazed window to the front aspect.



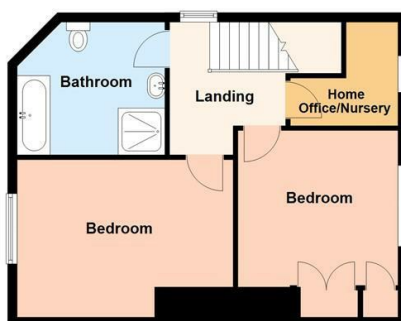


Floor Plan

Ground Floor



First Floor

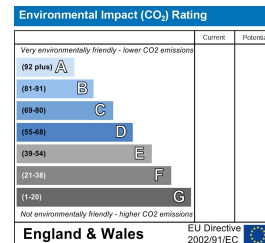
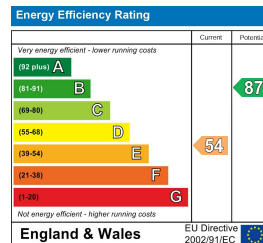


NOT to Scale
for Illustrative Purposes Only.
Plan produced using PlanUp.

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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