



## 55 Midland Road

Cotteridge, Birmingham, B30 2ES

Offers In The Region Of £275,000



**CHARACTERFUL TWO DOUBLE BEDROOM HOME WITH STUNNING BATHROOM** - A beautifully presented period home offering an abundance of charm and character, situated on the ever-popular Midland Road in Cotteridge. Just a short walk from Cotteridge Park and within easy reach of both Kings Norton and Bournville train stations, providing excellent commuter links, this lovely home also enjoys convenient access to the amenities of Stirchley, Cotteridge and Bournville. The accommodation comprises a bay-fronted reception room, separate dining room, fitted kitchen, two generous double bedrooms, a stunning refitted three-piece bathroom and a mature rear garden. Early viewing is highly recommended.



### Approach

This well presented two bedroom mid terrace is approached via a Victorian style low level brick wall with blue engineering brick edges onto a low maintenance blue slate chippings to front garden then pathway in-turn leads to a hardwood glazed front door opening into:

### Front Reception Room

13'06" x 11'03" (4.11m x 3.43m)

A welcoming reception room featuring a double-glazed bay window to the front elevation, decorative cast iron fireplace set upon a raised hearth, hardwood flooring, corniced ceiling, dado rail, low-level central heating radiator, ceiling light point and original meter cupboards. An internal door leads through to:

### Rear Reception Room

15'05" ma x 12'02" min x 11'04" (4.70m ma x 3.71m min x 3.45m)

A spacious second reception room with continued hardwood flooring, double-glazed window overlooking the rear garden, low-level central heating radiator, feature chimney breast recess with wooden mantel and surround, ceiling light point, useful under-stairs storage cupboard and staircase rising to the first-floor accommodation. A door and step lead through to:

### Kitchen

9'09" x 6'05" (2.97m x 1.96m)

Fitted with a modern range of wall and base units with complementary work surfaces over, incorporating an integrated four-ring gas hob and oven. There is space and plumbing for a washing machine and space for a fridge freezer. Additional features include a stainless steel sink and drainer with mixer tap, metro-style tiled splashbacks, central heating radiator, ceiling light point, double-glazed window to the side elevation and a double-glazed UPVC door providing access to the side return and rear garden.

### First Floor Accommodation

Stairs rise from the rear reception room to the first-floor landing, having a ceiling light point, loft access with pull-down ladder, majority boarded loft space for storage, and doors leading to:

### Bedroom One

11'05" x 13'05" into bay (3.48m x 4.09m into bay)

A generous double bedroom with double-glazed bay window to the front elevation, central heating radiator, ceiling light point, feature chimney breast recess and a useful over-stairs storage cupboard.

### Bedroom Two

12'03" x 8'06" (3.73m x 2.59m)

A well-proportioned second bedroom with double-glazed window overlooking the rear garden, central heating radiator, ceiling light point and feature chimney breast recess.

### Refurbished Shower Room

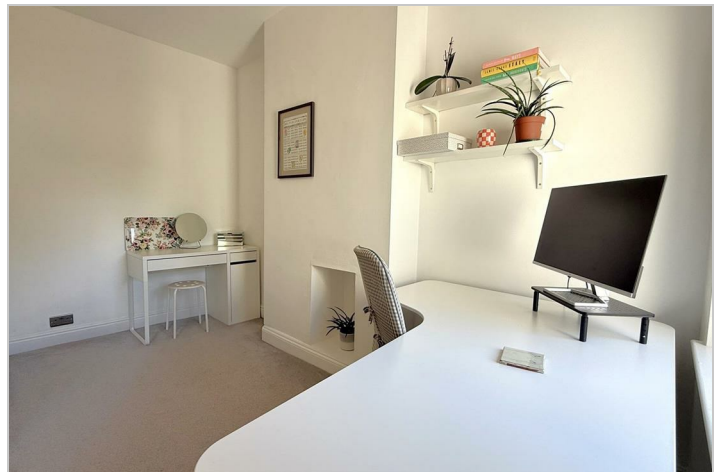
9'10" x 6'06" (3.00m x 1.98m)

A superbly refurbished shower room comprising a large walk-in double shower with mains-fed shower, contemporary wash hand basin set within a vanity unit providing useful storage, low-level WC and stylish tiled splashbacks. Further benefits include a heated towel rail, contemporary vinyl flooring, frosted double-glazed window to the rear elevation, extractor fan and a useful boiler cupboard housing the Worcester Bosch

combination boiler with additional shelving for storage.

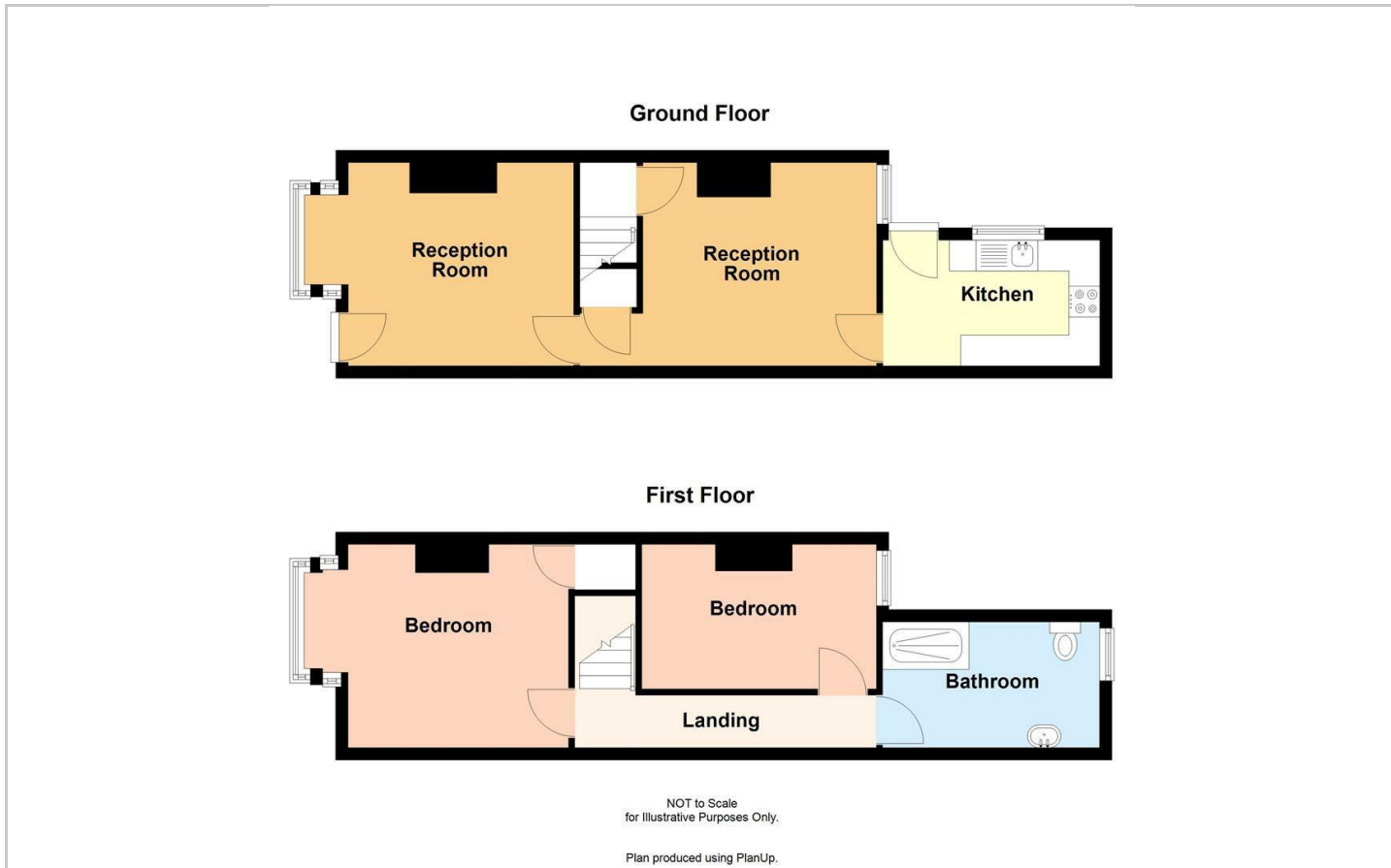
### Rear Garden

A beautifully maintained rear garden commencing with a block-paved patio and side return, leading to a useful brick-built outbuilding and additional storage areas. Further patio seating areas lead onto the main garden, which is predominantly laid to lawn and complemented by mature, well-stocked flower and shrub borders. The garden further benefits from a rear access gate and enclosed fencing to the boundaries.





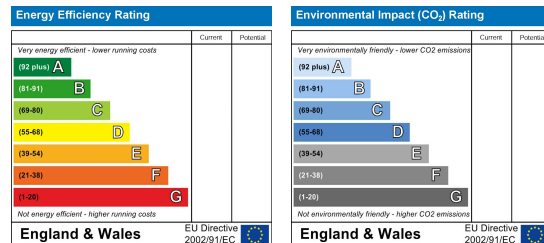
## Floor Plan



## 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.

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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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