



279 Mary Vale Road
Bournville, Birmingham, B30 1PN

Offers In The Region Of £475,000



A SIMPLY STUNNING, EXTENDED FOUR BEDROOM PERIOD HOME IN THE HEART OF BOURNVILLE - NO CHAIN! 'Urngrove' is a wonderful example of this style of period home, retaining a wealth of original features whilst also offering all the benefits of modern living. Boasting a superb extended dining kitchen, four double bedrooms and bathroom and two further wc's arranged over three floors, this is a truly exceptional family home. Ideally positioned in the heart of Bournville, the property is perfectly placed to enjoy everything the area has to offer. Within easy walking distance are a number of highly regarded primary and secondary schools, the beautiful Rowheath Park and Pavilion, Bournville Village Green and excellent transport links via nearby Bournville train station. Stirchley's vibrant high street, the Queen Elizabeth Hospital and Birmingham University are also all within easy reach. The accommodation briefly comprises; mature fore garden, entrance vestibule and welcoming hallway with original tiled flooring, front reception room with bay window and bespoke storage, generous rear reception room with period detailing and access to the rear garden, and an excellent extended dining kitchen with WC bi-folding doors opening onto the mature rear garden. To the first floor are two well-proportioned double bedrooms, separate WC and a wonderful four piece family bathroom. A further staircase rises to the top floor where there are two additional double bedrooms. Properties of this quality and location are rare to the market — early viewing is highly recommended, to arrange your viewing, please contact our Bournville sales team today!



Approach

This superb four-bedroom, three-storey period home is approached via a low-level brick boundary wall with decorative flowerbeds. A pathway leads to an original-style hardwood entrance door incorporating a single-glazed fanlight, opening into:

Entrance Vestibule

With exposed brick wall, ceiling light point and glazed hardwood door with window above, opening into:

Entrance Hall

With Victorian-style tiled flooring, cornicing to ceiling, ceiling light point, decorative archway with plaster corbels, central heating radiator, staircase rising to the first-floor landing and internal doors opening into:

Front Reception Room

15'07" into bay x 10'04" (4.75m into bay x 3.15m)

With double glazed bay window to the front aspect incorporating bespoke plantation shutters, fitted storage and shelving to the alcoves, recess to chimney breast, built-in meter cupboard, central heating radiator, ceiling light point and wood-effect flooring.

Rear Reception Room

13'10" x 14'09" (4.22m x 4.50m)

Accessed from the hallway, with continued wood-effect flooring, double glazed French doors providing views of and access to the side return and rear garden, decorative cast-iron fireplace set on a raised hearth, ceiling light point, cornicing to ceiling, central heating radiator, door opening to a useful under-stairs storage cupboard and further door opening into:

Ground Floor WC

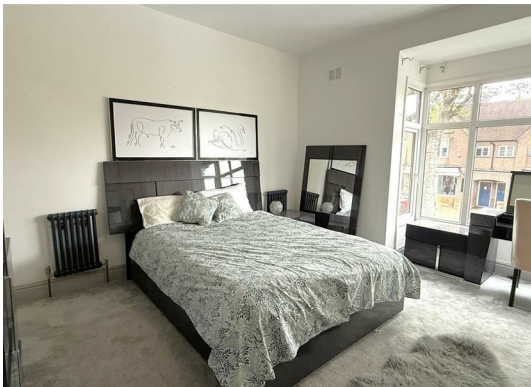
4'06" x 3'08" (1.37m x 1.12m)

Comprising concealed cistern low-flush WC, wall-mounted wash hand basin with mixer tap, wall-mounted Vaillant combination boiler, double glazed window to the side aspect, continued porcelain tiled flooring and ceiling light point.

Superb Extended Kitchen/Dining Room

26' x 7'08" (7.92m x 2.34m)

The kitchen is fitted with a contemporary range of matching light-fronted wall and base units with granite work surfaces, integrated four-ring Smeg gas hob with Neff oven beneath and extractor hood above, Perspex splashback, stainless steel sink and drainer with mixer tap, double glazed window to the side aspect, recessed ceiling spotlights, integrated fridge, freezer, dishwasher and washing machine. Opening into the dining area, which benefits from continued porcelain tiled flooring with underfloor heating running throughout, ceiling light point, double glazed window to the side aspect and double glazed bi-folding doors providing lovely views and access to the rear garden.



Rear Garden

A raised composite decked seating and entertaining area enjoys views across the garden. The side return is laid with low-maintenance stone and bordered by flowerbeds, panel fencing and hedgerows. Steps lead down from the decking to the mature rear garden, which features a variety of established plants, shrubs and various fruit trees, together with lawned areas and decorative flowerbeds. To the rear is a further garden area with shed and wooden access gate, enclosed by fencing to all boundaries.

First Floor Accommodation

From the entrance hall, a turning staircase with decorative balustrading rises to the first-floor landing, with three ceiling light points, central heating radiator and a further staircase rising to the second floor. Internal doors lead to:

Bedroom One

13'07" to rear of wardrobe x 15'09" into bay (4.14m to rear of wardrobe x 4.80m into bay)

With double glazed bay window to the front aspect, extensive fitted storage furniture incorporating mirrored wardrobes and overhead storage units, ceiling light point, wall-mounted column radiator and two further Victorian-style radiators.

Bedroom Two

11'04" x 11' (3.45m x 3.35m)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Separate WC

5'04" x 3'05" (1.63m x 1.04m)

Comprising low-flush WC, wash hand basin set within a vanity unit with mixer tap and splashback, frosted double glazed window to the side aspect and ceiling light point.

Family Bathroom

12'08" x 8'02" (3.86m x 2.49m)

Beautifully appointed with twin pedestal wash hand basins with mixer taps, freestanding claw-foot bath with mixer tap and shower attachment, walk-in shower enclosure with mains-fed shower, low-flush WC, two double glazed windows to the side aspect, recessed ceiling spotlights, heated chrome towel rail, tiled flooring and tiling to all splashback areas.

Top Floor Accommodation

From the first-floor landing, a staircase rises to the second-floor landing with ceiling light point and internal doors opening into:

Bedroom Three

13'09" max x 10'08" to recess (4.19m max x 3.25m to recess)

With double glazed dormer window to the rear aspect, built-in eaves storage, ceiling light point, central heating radiator and wash hand basin set within a vanity unit with mixer tap.

Bedroom Four

13'03" max over stairs x 13'10" max (4.04m max over stairs x 4.22m max)

With double glazed Velux roof light to the front aspect, ceiling light point, feature eaves lighting, triple-door access to further storage space and central heating radiator.



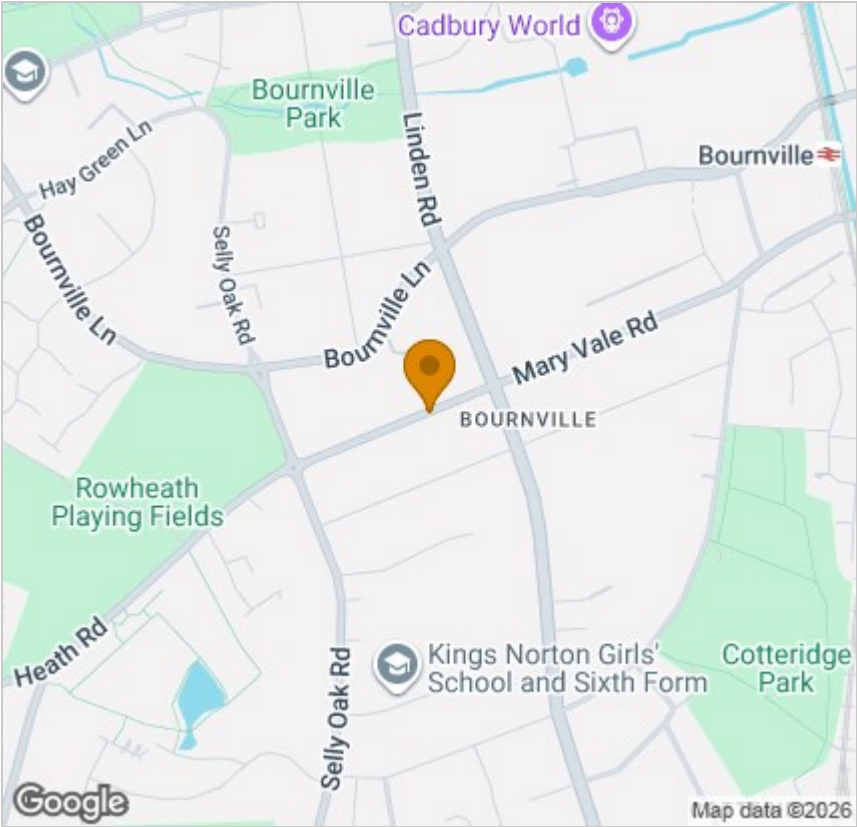
Floor Plan



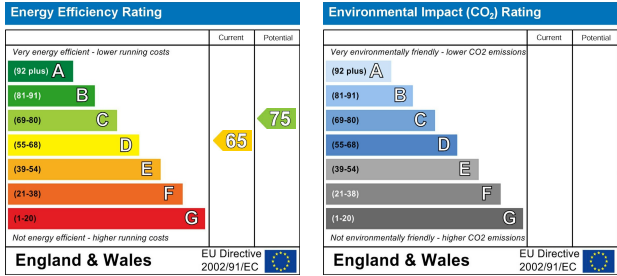
Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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