



48 Nine Elms Road

Stirchley, Birmingham, B30 3AP

Offers Over £290,000



A well-positioned semi-detached home enjoying open views, a West-facing rear garden and a quiet cul-de-sac setting, offered for sale with no upward chain. Ideally located close to Stirchley's vibrant high street, Bournville train station and excellent transport links, this is a fantastic opportunity for first-time buyers, downsizers and investors alike.



Approach

This well-presented two-bedroom semi-detached home is approached via a tarmac driveway providing off-road parking for two vehicles. A side pathway offers access to the rear garden, whilst a front flowerbed and attractive leafy outlook enhance the property's kerb appeal. A storm porch with composite double-glazed entrance door opens into:

Entrance Hallway

With laminate wood flooring, a useful utility cupboard housing plumbing for a washing machine and a wall-mounted Logic combination boiler. Doors lead to:

Ground Floor WC

6'07" x 4' (2.01m x 1.22m)

Featuring a low-level WC, pedestal wash hand basin with mixer tap, central heating radiator, contemporary tiled splashbacks, recessed ceiling spotlights and a frosted double-glazed window to the front elevation.

Open Plan Living/Dining and Kitchen

14'02" x 22'10" (4.32m x 6.96m)

A superb open-plan space ideal for modern living and entertaining. The kitchen is fitted with a range of matching light wood-effect wall and base units, complemented by roll-edge work surfaces. Integrated appliances include a Zanussi oven and four-ring gas hob with stainless steel splashback and extractor canopy over. There is a one-and-a-half bowl stainless steel sink with

mixer tap and space for an American-style fridge freezer. The living and dining area enjoys continued laminate flooring, a central heating radiator and two ceiling light points. Stairs rise to the first floor, whilst double-glazed French doors with accompanying side windows provide access to and views over the rear garden.

First Floor Accommodation

Stairs rise to the first-floor landing with loft access, ceiling light point, central heating radiator and doors leading to:

Bedroom One

10'08" x 14'02" to rear of wardrobes (3.25m x 4.32m to rear of wardrobes)

A spacious principal bedroom overlooking the rear garden, featuring two walk-in double wardrobes, central heating radiator and ceiling light point.

Bedroom Two

14'02" x 8'04" (4.32m x 2.54m)

A well-proportioned second bedroom with two double-glazed windows enjoying attractive leafy views to the front aspect. Also benefiting from an over-stairs storage cupboard, central heating radiator and ceiling light point

Bathroom

6'01" x 7' (1.85m x 2.13m)

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap and panelled bath with

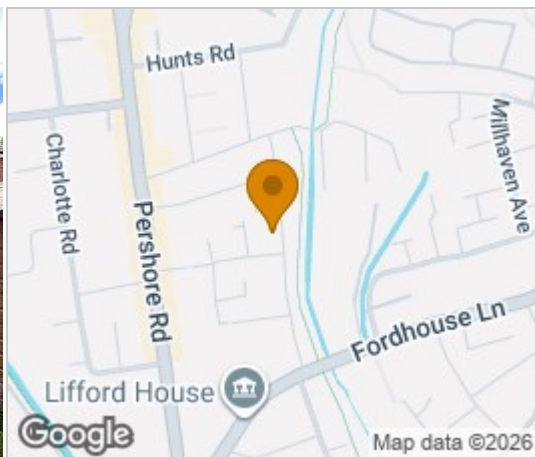
mains-fed shower over. Additional features include contemporary tiled splashbacks, tiled-effect flooring, heated chrome towel rail, recessed ceiling spotlights and extractor fan.

Rear Garden

The rear garden can be accessed via the French doors from the living area or through the side gate. An initial patio seating area leads onto a lawned

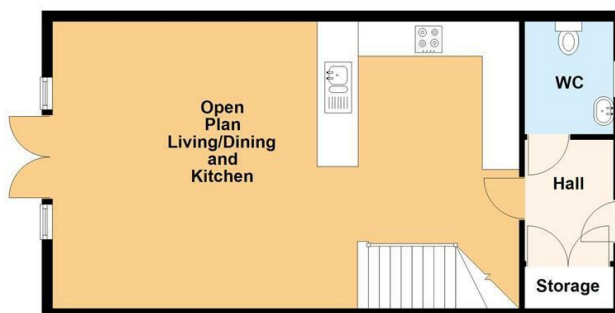
garden, with a pathway extending to a useful garden shed. The garden is enclosed by panel fencing, providing a safe and private outdoor space.



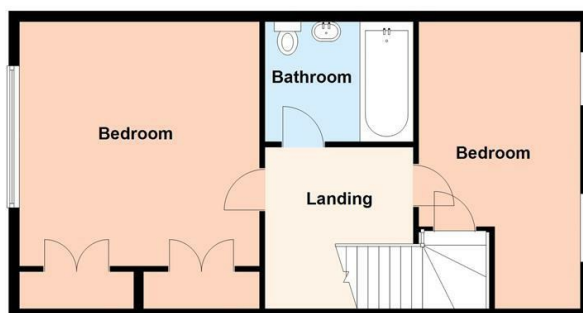


Floor Plan

Ground Floor



First Floor

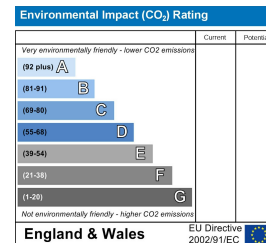
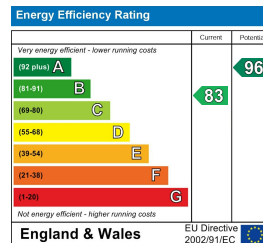


NOT to Scale
for Illustrative Purposes Only.
Plan produced using PlanUp.

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.

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

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