



30 Twynning Road

Stirchley, Birmingham, B30 2XY

Offers Over £275,000



WOW! SOMETHING VERY SPECIAL IN THE HEART OF STIRCHLEY! This is simply a very special home, having been beautifully updated by the current owners to offer the perfect blend of period character and super stylish modern design. If you're searching for a home that's ready to move straight into, this could be the one! Tucked away on this lovely, leafy road in the heart of Stirchley, just a short stroll from everything the area has to offer, with two nearby train stations providing excellent commuter links, you really couldn't be better positioned. The house itself is wonderfully light and spacious throughout, offering a mature fore garden, entrance vestibule and welcoming hallway, a superb open plan living and dining room, a beautifully re-fitted kitchen and a fantastic size rear garden. Upstairs you'll find two genuine double bedrooms and a stunning re-fitted bathroom. If you're looking in Stirchley right now, you'll struggle to find better! Call our Bournville sales team today to book your viewing – we have no doubt this wonderful home will attract plenty of interest!



Approach

This superbly presented and fully modernised period mid-terrace property is approached via a low-level brick boundary wall with accompanying hedgerows and a picket fence gate. Beyond lies a mature fore garden with a variety of established plants, trees and shrubs, together with a blue engineering brick pathway providing shared side access to the rear garden. A composite double glazed front entrance door opens into:

Entrance Hall

With meter cupboard, original red quarry tiled flooring, dado rail, contemporary ceiling light point and glazed internal door opening into:

Dining Area

11'08" x 12'04" to recess (3.56m x 3.76m to recess)

With engineered oak flooring, double glazed door opening onto the rear garden, two central heating radiators, ceiling light point, feature chimney breast recess and open walkway into the living area.

Living Area

13'02" into bay x 8'11" to recess (4.01m into bay x 2.72m to recess)

With continued engineered oak flooring, decorative cast iron fireplace with tiled surround, wooden mantelpiece and raised hearth, central heating radiator, double glazed bay window to the front aspect, ceiling light point with ceiling rose, picture

rail, cornicing, bespoke fitted storage to the alcove and, from the dining area, a door opens into:

Inner Lobby

With staircase featuring original tongue and groove panelling rising to the first floor landing, central heating radiator, stripped pine original internal door opening into a useful understairs storage cupboard and a further door opening into:

Re-Fitted Kitchen

11'04" x 7'02" (3.45m x 2.18m)

Beautifully fitted with a range of light grey and navy wall and base units incorporating integrated fridge, freezer and dishwasher, integrated Beko four-ring gas hob with extractor canopy over, integrated Hisense oven, granite quartz work surfaces with inset stainless steel sink and drainer with mixer tap over, matching granite splashbacks, contemporary column radiator, breakfast bar, under-cupboard lighting, double glazed window overlooking the rear garden and recessed spotlights.

First Floor Accommodation

From the inner lobby, the staircase rises to the first floor landing with feature pendant light fitting and additional recessed spotlights, loft access point with pull-down ladder providing useful partially boarded storage and additional insulation, central heating radiator and stripped pine internal doors opening into:

Superb Re-Fitted Bathroom

7' x 11'02" (2.13m x 3.40m)

Beautifully appointed with a contemporary white suite comprising panelled bath with glazed shower screen, mains-fed shower over and mixer tap, wash hand basin and concealed cistern low flush WC set within a bespoke tongue and groove vanity unit, tongue and groove panelling to half-height walls, contemporary tiled splashbacks, recessed spotlights, heated chrome towel rail, double glazed window to the rear aspect and useful built-in storage cupboard housing the Worcester Bosch combination boiler.

Bedroom One

13'06" x 11'02" (4.11m x 3.40m)

With two double glazed windows to the front aspect, bespoke fitted wardrobes with overhead storage to the alcoves, ceiling light point with ceiling rose, central heating radiator and exposed wooden floorboards.



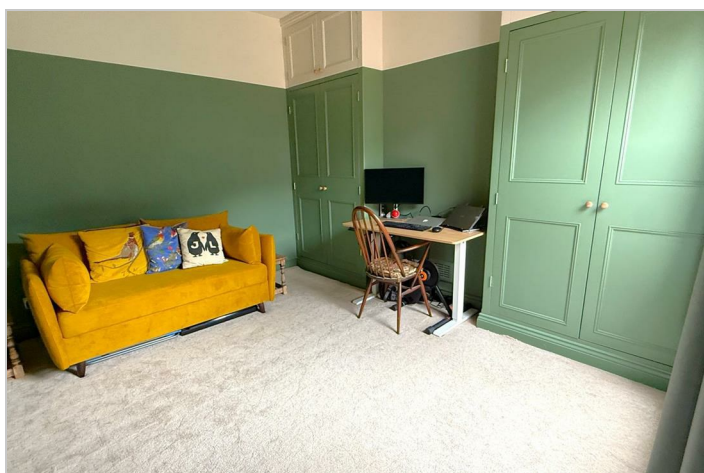
Bedroom Two

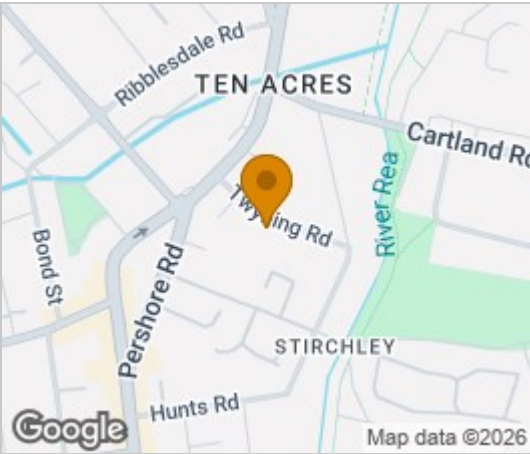
11'11" x 10' (3.63m x 3.05m)

With double glazed window to the rear aspect, bespoke fitted wardrobes with overhead storage to the alcoves, ceiling light point and central heating radiator.

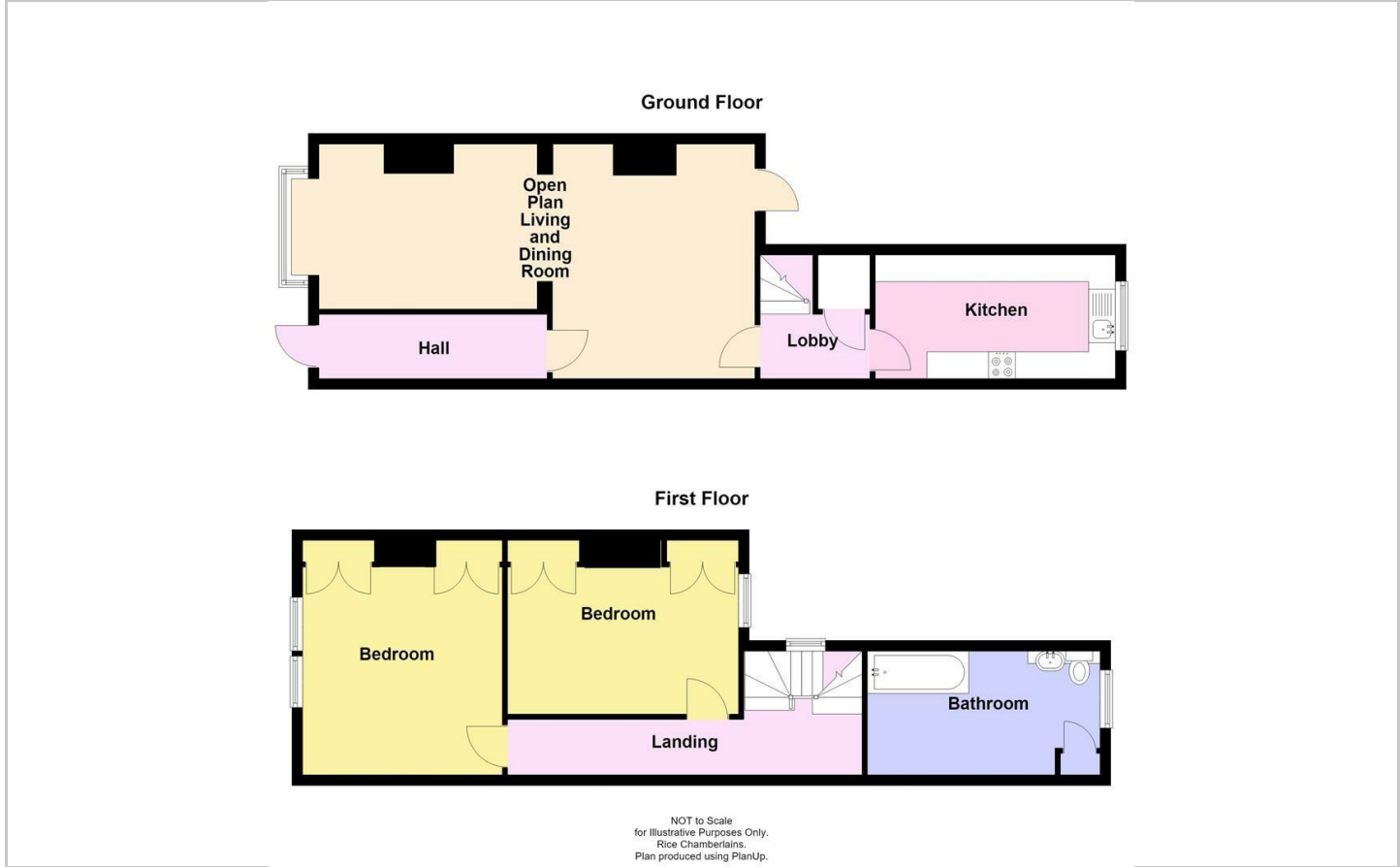
Rear Garden

Accessed via the dining area, the rear garden begins with a block paved side return incorporating a timber gate providing access to the shared pathway. A patio wraps around the rear of the property, creating an excellent seating and entertaining space, before leading onto the main garden, which is predominantly laid to lawn and enclosed by a mixture of mature hedgerows and timber panel fencing. To the rear is a hardstanding area providing an ideal space for a garden shed.





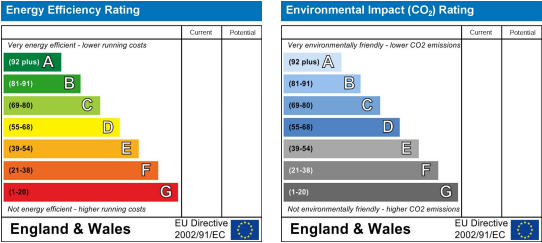
Floor Plan



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.