

Mary Vale Road Bournville Birmingham B30 2DN



'BEOLEY' IS A LARGER STYLE FOUR BEDROOMED TERRACED RESIDENCE. Ideally situated for sought after local schools and Bournville Train Station. EP Rating E

DIRECTIONS

From the Selling Agent's Offices on Mary Vale Road, Bournville, continue in the direction of Stirchley where the property can be found some distance along on the right hand-side.

THE ACCOMMODATION MORE PARTICULARLY COMPRISES

GROUND FLOOR

INNER PORCH

Having tiled flooring and timber entrance door with leaded, stained glass panel to

HALLWAY

Having Minton tiled flooring, period coving, stairs to first floor, central heating radiator and doors to

RECEPTION ONE (FRONT) 13'01" (3.99m) x 10'04" (3.15m) (plus bay)

Having laminate flooring, period coving, picture rail, fitted wooden shelving, cupboards and drawers, central heating radiator and UPVC double glazed window.

RECEPTION TWO (REAR) 13'10" (4.22m) x 13'0" (3.96m) (incl recess)

Having laminate flooring, period coving, picture rail, feature fireplace with tiled hearth and inset with wooden surround, understairs storage cupboard, central heating radiator, UPVC double glazed window and door to

KITCHEN 15'09" (4.8m) x 8'01" (2.46m) (max) 3'06" (1.07m) (min)

Having tiled flooring, wooden wall and base units with drawers, work surfaces with tiled splashback, one and a half bowl stainless steel sink and drainer with mixer tap, electric freestanding cooker with extractor over, plumbing for washing machine, space for appliances, wall mounted gas fired combination boiler, chrome ladder style central heating radiator, UPVC double glazed window, door to rear garden and UPVC double glazed door to

UPVC DOUBLE GLAZED CONSERVATORY 22'08" (6.91m) x 7'11" (2.41m)

Having tiled flooring, two central heating radiators and UPVC double glazed double doors to rear garden

FIRST FLOOR

LANDING

Having loft access, stairs to second floor and doors to

BEDROOM ONE (FRONT) 13'02" (4.01m) x 12'0" (3.66m)

Having fitted wardrobe, central heating radiator and two UPVC double glazed windows.

BEDROOM TWO (REAR) 10'11" (3.33m) x 10'7" (3.23m) (incl recess)

Having high level internal window to landing, central heating radiator and UPVC double glazed window.

SHOWER ROOM 5'03" (1.6m) x 4'11" (1.5m)

Having part tiled walls, low level dual flush W.C and hand wash basin, shower cubicle with electric shower, wall mounted mirrored vanity unit and UPVC double glazed window.

BATHROOM 9'05" (2.87m) x 7'09" (2.36m)

Having tiled flooring, part panelled walls, low level W.C, pedestal wash basin, panel bath with shower over, built in storage cupboard, extractor, shaving point, chrome ladder style central heating radiator, UPVC double glazed window.

SECOND FLOOR

BEDROOM THREE 13'11" (4.24m) x 8'11" (2.72m) (sloping ceiling and into recess)

Having built in storage cupboard into purlin, central heating radiator and velux rooflight.

BEDROOM FOUR 13'11" (4.24m) x 8'04" (2.54m) (sloping ceiling and into recess)

Having built in wardrobes, radiator and UPVC double glazed dormer window.

OUTSIDE

FRONT

Having shallow foregarden, paved with shrub border within wall boundary.

REAR GARDEN



Having low maintenance paved area with woodchip borders, mature hedges and small trees within fenced boundaries and rear access gate.

TENURE

The agent understands the property is freehold.

FIXTURES AND FITTINGS

All items of fixtures and fittings except those mentioned in these detailed sales particulars are excluded from the sale

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	