

Wirral Road Northfield BOURNVILLE VILLAGE TRUST
B31 1NX

SOLD

Sold subject to contract

Robert Oulsnam and Company
oulsnam

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FOUR BEDROOM WELL PRESENTED LINK SEMI-DETACHED FAMILY HOME located on the desirable Bournville Village Trust Estate with 'L' shaped dining kitchen, ground floor toilet and off road parking. Viewing highly recommended. EP Rating D.

DIRECTIONS

From the Selling Agent's Offices in Church Road proceed up Church Road and at the traffic lights proceed straight over the main A38 Bristol Road South into Bell Hill and across the next set of traffic lights into Shenley Lane turning left at the bottom of Shenley Lane just after Victoria School into Meadow Brook Road.

Once in Meadow Brook Road, take the first turning on the right into Spiceland Road, third left into Clun Road, first right into Wirral Road and the property is located just on the right hand side.

LOCATION

Founded in 1900 by George Cadbury the very well thought of Bournville Village Trust Estate is renowned for its sought after schools, delightful parks and gardens and other local amenities.

Birmingham University, Cadbury Works at Bournville and various local hospitals including the Queen Elizabeth Hospital in Selly Oak and Orthopaedic Hospital in Northfield are all readily accessible and railway stations in Bournville, Selly Oak and Northfield provide easy access to Birmingham City centre.

SUMMARY

- * Good Sized Enclosed Porch with feature stripped door with stained and leaded light insets leading to the reception hall
- * Generously proportioned Through Lounge
- * 'L' Shaped Family Dining/Kitchen with UPVC double glazed French doors overlooking and leading to the rear garden
- * Ground Floor Toilet with Utility Area/Storage Room off (formerly the Garage)
- * Four Bedrooms
- * Family Bathroom with White Suite with Shower
- * Rear Garden with Shaped Lawn and Gravelled Borders accessed via the Dining Area
- * Tastefully Decorated
- * Cul-de-Sac location on a popular spot on the Bournville Village Trust Estate with off road parking to the front

SCHEDULE OF ACCOMMODATION

Ground Floor

UPVC Double Glazed Enclosed Porch 7'3" x 3'7" (2.21m x 1.09m)

Reception Hall

Through Lounge 14'6" x 12'1" (4.42m x 3.68m) plus 8'8" (2.64m) plus bay x 10'3" (3.12m)

L-Shaped Family Dining/Kitchen (Rear) 11'9" x 8'8" (3.58m x 2.64m) plus 11'6" x 8'2" (3.51m x 2.49m) maximum tapering to 6'9" (2.06m) minimum at the rear

Ground Floor Toilet

Utility Area/Storage Room 9'0 x 7'8" (2.74m x 2.34m)

First Floor

Landing

Bedroom One (Front) 12'3" (3.73m) max x 12'0" (3.66m)

Bedroom Two (Through) 19'10" x 8'9" (6.05m x 2.67m) maximum (7'5") (2.26m) minimum

Bedroom Three (Rear) 12'4" x 8'9" (3.76m x 2.67m)

Bedroom Four (Front) 8'11" x 8'9" (2.72m x 2.67m) less 4'5" x 3'3" (1.35m x 0.99m)(Built-in storage cupboard)

Bathroom with Shower (Rear) 8'7" x 5'0" (2.62m x 1.52m)

Outside

Gardens to Front & Rear

Off Road Parking

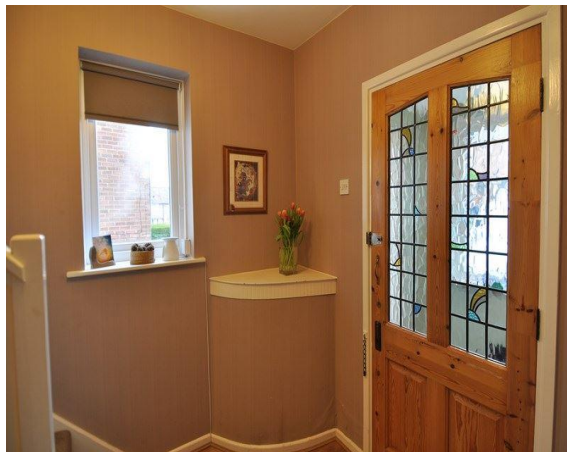
GENERAL INFORMATION

Tenure: The Agent understands the property is Freehold.

Heating & Glazing: UPVC double glazing is installed to all exterior doors and windows. Gas fired central heating is provided with the central heating boiler (Potterton Promax SL) located in the utility area/storage room.

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		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1195 SQ.FT. (111.0 SQ.M.)
 Measurements are approximate. Not to scale. For advisory purposes only.
 Made with Blueprints (2019).