



35 Blackthorn Close
Bournville, Birmingham, B30 1SB

Offers In The Region Of £625,000



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WONDERFUL DETACHED PERIOD HOME - SUPERB PROJECT! This is a wonderful detached period home which is packed full of period charm and character and offers a superb opportunity to the right buyers to update, modernise and improve to their own tastes. Tucked away in this quiet cul-de-sac it is ideally placed for all the area has to offer including the much in demand local schools, beautiful parks and the amenities of Bournville and Northfield alongside excellent commuter links. In brief the accommodation offered comprises; front driveway, reception hall, guest wc, beautiful dining room with wooden panelling, beams and original fireplace, wonderful triple aspect living room, study, kitchen with pantry, garage, wc, store room, rear lean-to and a wonderful mature rear garden. To the first floor there are four double bedrooms, bathroom and separate wc. This could be your forever family home offering some much potential! To book your viewing please call our Bournville sales team.

Approach

This superb period double fronted four bedroom detached family home is approached via a front driveway providing off street parking with conifers to the front aspect, double opening wooden door giving access into the garage, side access point to the side of the property and in-turn leading to storm porch with an original hardwood glazed leaded inset door opening into:

Impressive Halway

With exposed wooden floor covering, ceiling light point, turning staircase giving rise to the first floor landing, central heating radiator and original style door and steps leading down into:



Guest WC

4'6" x 4'10" (max) (1.38 x 1.48 (max))

With low flush WC, wash hand basin on pedestal, tiling to splash backs, tiled floor. single glazed frosted leaded light window to the front aspect and ceiling light point.

Superb Dining Room

15'5" (max) x 10'11" (4.7 (max) x 3.34)

With ornate wooden panelling to all walls including decorative plate rails, ceiling light point. exposed beams to ceiling, single glazed leaded light bay window to the front aspect, central heating radiator, in-built storage to alcoves and original inset exposed brick feature fireplace with feature beam work, raised hearth, exposed wooden floor covering and serving hatch to kitchen.

Snug/Home Office

7'6" x 9'10" (2.3 x 3)

With single glazed window to the rear garden, floor standing Victorian style cast iron radiator and ceiling light point.

Dual Aspect Living Room

24'11" x 12'0" (7.6 x 3.66)

With single glazed wooden framed bay window incorporating French door giving access and views to the rear garden, two frosted leaded light windows to the side aspect, two wall mounted light points, two ceiling mounted light points, single glazed leaded light bay window to the front aspect and two central heating radiators.

Kitchen

13'7" (into bay) x 13'1" pantry 4'1" x 4'11" (4.15 (into bay) x 4.01 pantry 1.27 x 1.5)

With original red quarry tiled floor covering, a selection of matching wall and base units, space facility for an electric cooker and fridge freezer, single glazed wooden framed bay window to the rear aspect, tiling to splash backs, strip ceiling light point, floor mounted central heating boiler, central heating radiator, serving hatch to dining room, door opens into pantry with continued red quarry tiled floor covering, wall mounted shelving, frosted single glazed window to the rear aspect and ceiling light point. A further glazed door opening into:

Outer Lobby

coal shed 5'2" x 4'8" (coal shed 1.6 x 1.43)

With continued red quarry tiled floor covering, door opening into coal shed currently used for storage option with single glazed window to lean-to and glazed interior door opening into garage and door opening into ground floor WC.

Garage

17'6" x 10'3" (5.35 x 3.14)

With ornate wooden double opening doors to the driveway, wall mounted electric meter, floor mounted gas meter, frosted single glazed window into lean-to and light point.



Ground Floor WC

With low flush WC, frosted single glazed window to the lean to, continued red quarry tiled floor covering and ceiling light point.

Rear Sun Room

With single glazed wooden framed window to side and rear respectively, wooden door giving access to the rear garden and side door giving access to lean-to.

Covered Lean-To

26'2" x 4'9" (8 x 1.45)

Currently used as storage space with wooden door opening out to the front drive.

Rear Garden

A superb mature rear garden offers an initial patio area with outside seating space and entertaining areas then leading up to a wonderful rear garden with mainly mature lawns with a varied selection of mature trees, plants and shrubs and offering the lots of further potential and being finished with a selection of hedgerows and panel fencing to all borders and a further side access point.



First Floor Accommodation

With an ornate turning staircase gives rise to first floor landing with three wall mounted light points, ceiling light point, built-in double airing cupboard, loft access point, single glazed leaded light window to the front aspect and original style interior doors opening into:

Bedroom One

15'1" x 14'3" (into bay) (4.6 x 4.35 (into bay))

Single glazed leaded light bay window to the front aspect, ceiling light point, central heating radiator, original tiled fireplace and door opening into walk-in storage cupboard,

Dual Aspect Bedroom Two

12'10" x 12'0" (3.93 x 3.68)

With single glazed leaded light window to the side aspect, single glazed leaded light bay window to the front aspect, ceiling light point, decorative picture rail and central heating radiator.

Bedroom Three

10'10" (into bay) x 13'10" (3.32 (into bay) x 4.24)

With single glazed wooden framed bay window to the rear aspect, single glazed leaded light window to the side aspect, picture rail, ceiling light point, central heating radiator and wash hand basin on pedestal.

Bathroom

8'3" x 7'6" (2.52 x 2.29)

With cast iron bath hot and cold mixer tap and shower over, wash hand basin on pedestal, frosted wooden framed single glazed window to the rear aspect, floor mounted heated chrome towel rail, art deco tiling to all splash backs and half wall height and ceiling light point.

Separate WC

3'0" x 7'5" (0.93 x 2.28)

With frosted single glazed window to the rear aspect, continued art deco tiling to half wall height, low flush WC and ceiling light point.

Bedroom Four

11'0" x 10'0" (3.36 x 3.05)

With single glazed wooden framed window to the rear aspect, tiled fireplace, ceiling light point, floor mounted Victorian style central heating cast iron radiator and door and steps leading into:

Eaves Storage

not measured (not measured)

With single glazed window to the rear aspect, plentiful storage space, wall mounted light point and offering further potential.



Floor Plan



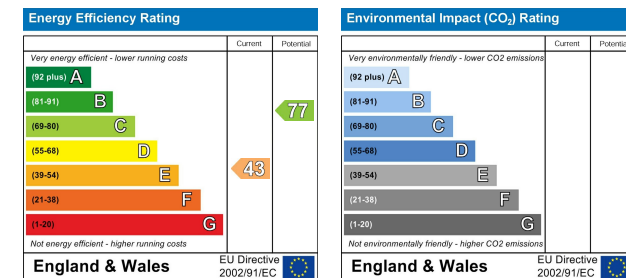
Viewing

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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