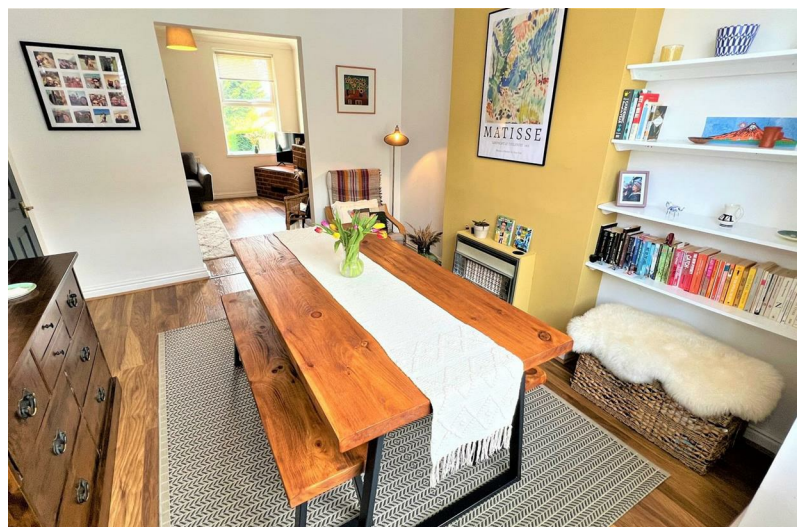
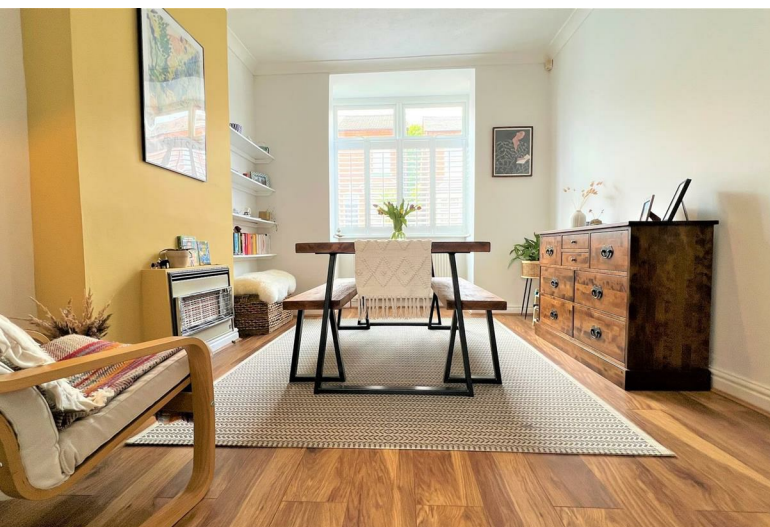




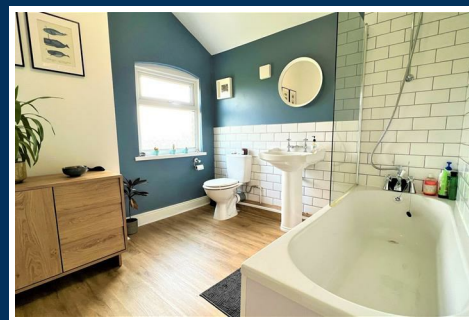
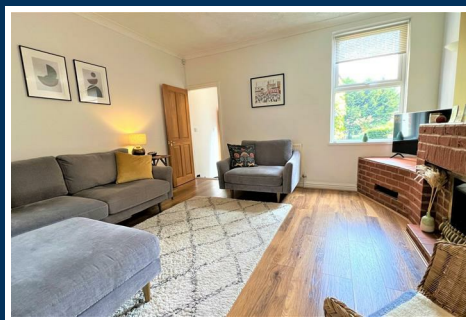
39 Lea House Road

Stirchley, Birmingham, B30 2DB

Asking Price £300,000



BEAUTIFUL, THREE BEDROOM HOME IN PRIME LOCATION! This is a pretty and surprisingly spacious three bedroom mid-terrace home which is just a short stroll to Stirchley's vibrant high street with all of its independent shops, bars and restaurants also only a short walk to the nearby Bournville train station with its excellent commuter links to the nearby QE Hospital, University of Birmingham and the City Centre only being a few stops away. The property itself offers an abundance of charm and character, being beautifully presented and with a wonderful garden! The accommodation on offer briefly comprising; fore garden, entrance hallway, front reception room with bay window with shutters open plan to the rear living room, inner hallway with garden access and storage with feature staircase, modern bright and airy re-fitted contemporary kitchen and a lovely mature rear garden. To the first floor there are two good double bedrooms, further home office / study and a re-fitted, spacious modern bathroom. We expect to have lots of interest, so to arrange your viewing please call our Bournville team! Council Tax Band B and EPC Rating D.



Approach

This beautifully presented and surprisingly spacious period mid terrace property is approached via a wrought iron front opening gate with low level boundary wall leading past low maintenance slabbed front fore garden and leading to UPVC composite front entry door complete with leaded light stained glass windows opening into:

Entrance Hall

With contemporary tiled floor covering, wall mounted electric fuse box, ceiling light point and interior door opening into:

Dining Room

14'1" (into bay) x 10'6" (4.3 (into bay) x 3.22)

With double glazed bay window incorporating plantation shutters to the front aspect, central heating radiator, central heating radiator, cornice to ceiling, laminated hardwood floor covering, wall mounted gas fire, in-built shelving to alcoves and open walkway into:

Living Room

12'2" x 13'10" (into recess) (3.72 x 4.24 (into recess))

With double glazed window to the rear aspect, ceiling light point, cornice to ceiling, in-built brick surround, storage and shelving to alcoves and fireplace with gas fire on raised tiled hearth, central heating radiator and interior door and step leading into:

Inner Hallway

With tiled floor covering, stairs with decorative balustrading giving rise to the first floor landing, ceiling light point, double glazed exterior UPVC door giving access to the side and rear garden, useful under stairs walk-in storage cupboard, central heating radiator and internal door opening into:

Re-Fitted Kitchen

8'8" x 8'5" (2.65 x 2.58)

Contemporary re-fitted kitchen offers a selection of matching white gloss fronted wall and base units with work surface, four ring burner Whirlpool induction hob with in-built extractor over, inset stainless steel sink and drainer with hot and cold mixer tap, space facility for washing machine, integrated oven with further space for microwave above, wall mounted Vaillant combination boiler, tiling to splash backs, recessed spots to ceiling, space for under counter fridge and freezer, tiling to splash backs and central heating radiator and finished with a feature double glazed window to the rear garden.

Rear Garden

Being accessed via a UPVC door leading to red quarry tiled steps leading down onto blue engineering side return with walkway to side access point being shared with next door giving access to the front of the property and opening out onto further blue engineering brick bordered patio for outside sunny entertaining space, wooden side

access gate giving access to the neighbouring property then leading onto a beautiful, mature, well stocked rear garden with initial sculptured flowerbeds with a varied selection of mature plants, flowers and shrubs then leading onto rear mature lawn with sculpture flowerbeds further incorporating plants, trees, flower and shrubs. In turn leading to a low maintenance brick edge pathway meanders to the rear garden area with a further block paved patio with in-built brick built barbeque, raised flowerbeds to all sides and then step to rear block paved patio and hardstanding for a pitch roof garden shed and being finished with a mixture of hedgerows and panel fencing to borders.

First Floor Accommodation

From inner lobby turning staircase with decorative balustrades gives rise to the first floor landing with feature frosted double glazed window to the side aspect, two ceiling light points, loft access point with pull down ladder and providing storage space and internal doors opening into:

Re-Fitted Bathroom

8'7" x 8'7" (2.64 x 2.64)

With a modern three piece bathroom suite comprising panel bath with glass shower screen and hot and cold mixer tap and shower attachment, wash hand basin on pedestal with hot and cold mixer tap, low flush WC, frosted double glazed window to the rear aspect, contemporary metro tiling to splash backs, laminate wood floor covering, ceiling light point and central heating radiator,

Bedroom One

12'2" x 12'7" to recess (3.73 x 3.84 to recess)

With ceiling light point, double glazed window to the rear aspect and central heating radiator.

Bedroom Two

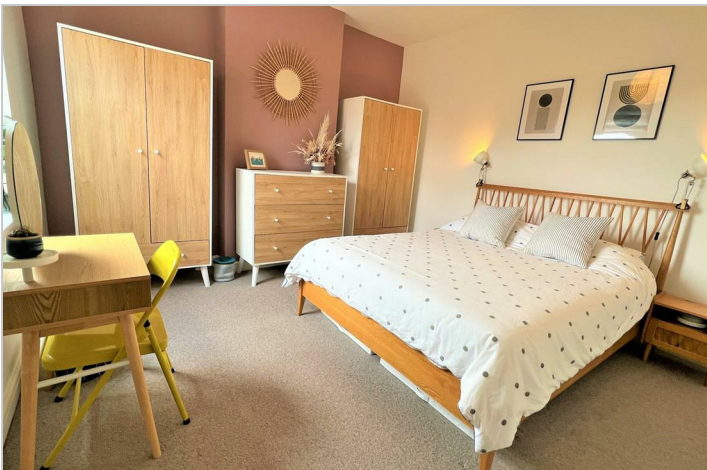
8'10" x 10'0" to recess (2.7 x 3.06 to recess)

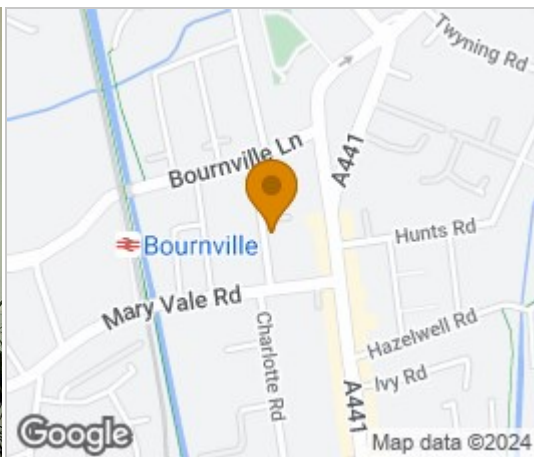
With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Three/Home Office

5'10" x 9'0" (1.8 x 2.75)

With double glazed window to the front aspect, ceiling light point and central heating radiator.





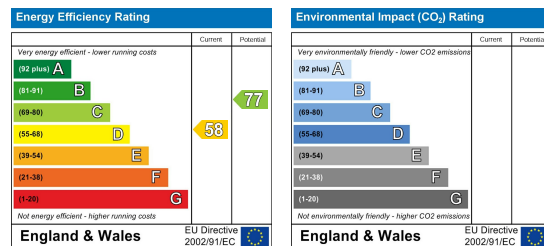
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.