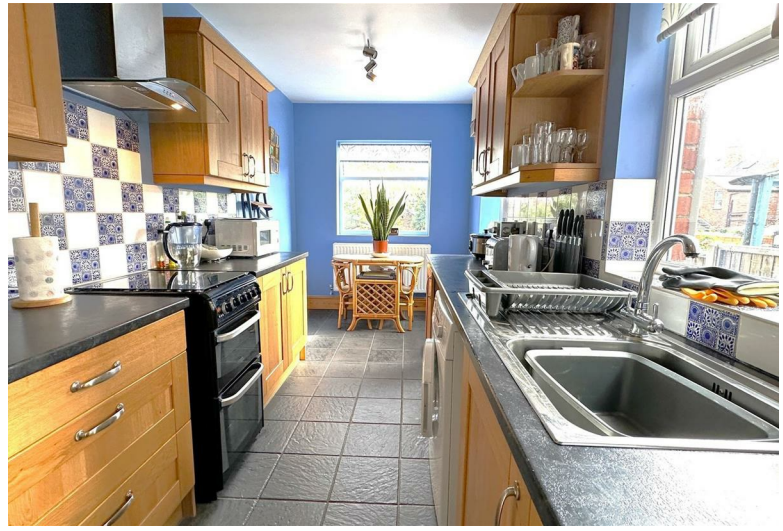




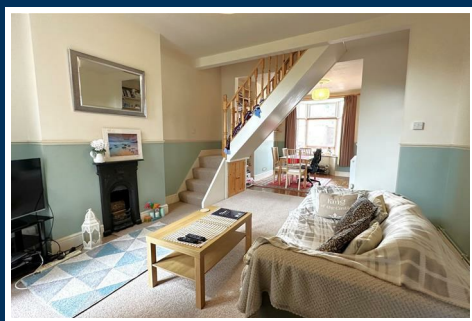
## 55 Lea House Road

Stirchley, Birmingham, B30 2DB

£265,000



**\*GOOD SIZE EXTENDED TWO BEDROOM PERIOD HOME IN GREAT LOCATION!\*** This is a pretty and spacious two 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 and 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 excellent space and light throughout with the accommodation on offer briefly comprising; fore garden, open plan living and dining room, modern bright and airy extended dining - kitchen and a lovely mature rear garden with lots of potential. To the first floor there are two good double bedrooms and a modern bathroom alongside stairs rising up to the loft space. We expect to have lots of interest, so to arrange your viewing please call our Bournville sales team EPC Rating C.



#### Approach

This nicely presented and extended two bedroom property is approached via a low level front boundary wall with low maintenance Cotswold stones to fore garden and block paved paving leading to composite front entry door with double glazed window above opening into:

#### Partial Hall

With stripped pine door opening into storage cupboard, ceiling light point with ceiling rose and open walkway into:

#### Dining/Living Room

28'9" max x 12'11" max (8.77 max x 3.95 max)

With double glazed bay window to the front aspect, in-built meter storage cupboard, decorative dado rail, central heating radiator, ceiling light point, feature wooden parquet floor covering and open walkway into living area with open plan balustrade staircase gives rise to the first floor, in-built shelving to alcoves, inset decorative cast iron fireplace, continued dado rail, double glazed French doors with double glazed window above giving views and access to the rear garden, two central heating radiators and stripped pine internal door and step opening into:

#### Extended Dining/Kitchen

19'5" x 7'2" (5.93 x 2.19)

With a hardwood selection of matching wall and base units, incorporating roll edge work surfaces, stainless steel sink and drainer with hot and cold mixer, space facility for gas cooker with in-built stainless steel extractor, tiling to splash backs, space facility for washing machine, in-built boiler cupboard housing Worcester Bosch combination boiler, frosted double glazed exterior door giving access to the side return and rear garden, two double glazed windows to the side aspect and further picture double glazed window to the rear, tiled floor covering, two ceiling light points and central heating radiator.

#### First Floor Accommodation

From living/dining room staircase with balustrades gives rise to the first floor landing with ceiling light point with ceiling rose, stairs to loft room being boarded and providing plentiful storage (not inspected), central heating radiator and internal door opening into:

### Bedroom One

12'1" x 11'9" (3.7 x 3.6)

With double glazed window to the front aspect, two in-built double wardrobes to alcoves and overhead storage units, decorative picture rail and central heating radiator.

### Bedroom Two

11'9" x 10'1" (3.6 x 3.08)

With exposed refurbished floorboards, in-built wardrobes with overhead storage to alcoves decorative picture rail, ceiling light point with ceiling rose, double glazed window to the rear aspect and central heating radiator.

### Four Piece Bathroom

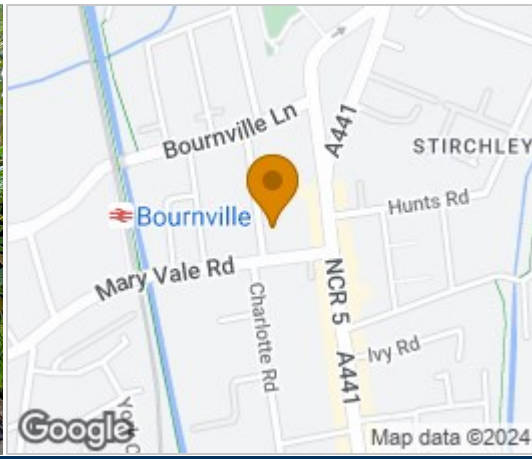
9'11" x 7'5" (3.04 x 2.27)

With stripped pine interior door and step leading into bathroom with incorporating freestanding panel bath with hot and cold mixer tap, corner walk-in shower with mains power shower over, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, exposed wooden floor covering, ceiling light point, wall mounted extractor, wall mounted ceramic towel rail and radiator and tiling to splash backs.

### Rear Garden

With a block brick side return which in-turn leads to a brick paved patio with decorative flower beds to borders, partial raised sleeper boundary with step leading down to the main garden area laid with mainly mature lawns, panel fencing to all borders, patio area also incorporating side wooden gate giving access to the side.





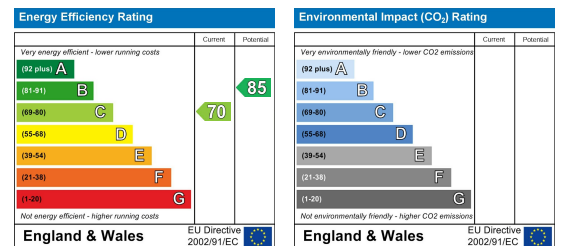
## Floor Plan



## 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.