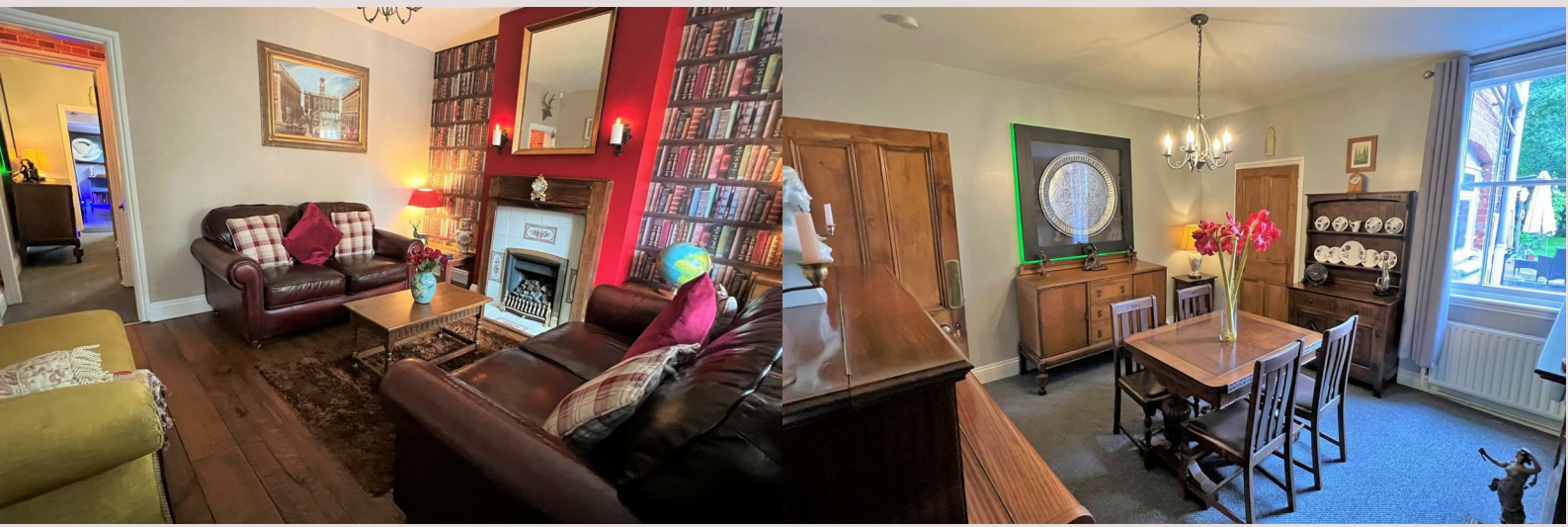




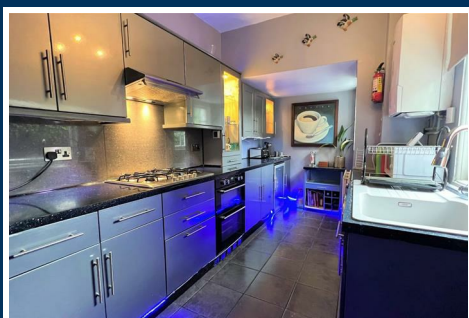
## 23 Willow Road

Bournville, Birmingham, B30 2AT

Offers Over £350,000



**\*WONDERFUL BOURNVILLE COTTAGE IN PRIME LOCATION, NO CHAIN!\*** Located in the heart of beautiful Bournville is this charming and characterful, two double bedroom, mid terrace cottage dating back to 1896 which offers excellent space and the most superb gardens. Perfectly placed for all the area has offer, you couldn't ask for a better location only being a short stroll to Bournville's historic village green and also the much in-demand local schools, alongside excellent commuter links to the nearby QE Hospital, University of Birmingham and City Centre and also the local parks and amenities. The accommodation on offer briefly comprises; front driveway and garden, entrance porch, front living room with bay window and fireplace, rear dining room, good size kitchen and a wonderful, mature rear garden with various patio areas, outside covered seating area and also a rear summerhouse which could offer lots of further potential. To the first floor there are two excellent double bedrooms with the front bedroom having wonderful leafy views and a re-fitted modern four piece bathroom. To book your viewing please contact our Bournville sales team.



### Approach

This wonderful character home is approached via block, brick paved driveway which offers off street parking, which also leads to the side, shared access point to the rear garden. Furthermore there is a raised flowerbed with a selection of mature trees and shrubs with the drive then leading to;

### Entrance Porch

With single glazed French doors opening into the porch which offers single glazed windows to front and side respectively, exposed oak wooden floor covering and original style hardwood front entry door with glazed insets opening into;

### Front Reception Room

12'10" recess x 14'3" bay window (3.93 recess x 4.35 bay window)

The lovely front reception room offers exposed, oak wooden floorboards, feature bay window with single glazed sash windows to front aspects, ceiling light point, central heating radiator, feature gas fireplace with tiled heart and surround with wooden mantle piece and interior door opening into;

### Rear Reception Room

13'0" recess x 12'5" (3.97 recess x 3.8)

With the inner lobby area offering ceiling light point, door opening into a useful under stairs storage cupboard with light point and shelving and then original interior door opening into the rear reception room. With the rear reception offering an original single glazed sash window to the rear aspects, door opening to the stairs giving rise to the first floor, ceiling light point, central heating radiator and inset gas fire with decorative tiles, hearth and wooden mantle piece and interior door then opening into;

### Modern Kitchen

15'2" max x 7'4" (4.64 max x 2.24 )

The good size kitchen offers a wide ranging selection of matching, grey gloss fronted wall and base units incorporating glazed display units, integrated five ring burner gas hob and in-built extractor fan over, space / facility for fridge freezer, Franke ceramic sink and drainer with contemporary hot and cold mixer tap, ceiling light point, feature cupboard lighting, wine fridge, feature single glazed window to side aspect, further single glazed window to side with wooden exterior door giving access to the rear garden, tiled floor covering and wall mounted Worcester Bosch combination boiler.

### Landing

Front the dining room stairs gives rise to the first floor landing with feature drop down ceiling light point in stairwell, recessed spotlights to the main landing area, loft access point, central heating radiator and interior doors opening into;

### Bedroom One

15'1" recess x 12'0" (4.6 recess x 3.67)

With feature single glazed sash windows giving lovely, leafy views to the front aspects, decorative original cast iron fireplace with red quarry tiled heart, ceiling light and fan, exposed, painted wooden floor covering and a central heating radiator.

### Bedroom Two

12'5" x 11'8" (3.8 x 3.57 )

With original single glazed sash window the rear aspects, exposed wooden floor coverings, door opening to the over stairs storage cupboard, ceiling light point and a inset decorative cast iron fireplace with red quarry tiled hearth.

## Bathroom

7'5" x 10'1" (2.27 x 3.08)

The excellent four piece bathroom offers a walk-in corner entry shower with mains power shower, low flush wc, wash hand basin on pedestal, contemporary freestanding bath with hot and cold mixer tap and shower attachment, single glazed sash window to rear, central heating radiator and being fully tiled to floors and walls.

## Wonderful Gardens

Being accessed from the kitchen which leads out onto the blue engineering brick, herringbone pattern side return which offers access to the front of the property via a wooden opening gate and shared access and leads onto an initial storage outbuilding, 'potting shed' which offers a single glazed window into the garden, electric and lighting and offers further opportunity to be converted to a home office or similar (and measures 3.6m x 3.23m). Furthermore the garden offers an initial patio area leading to a covered garden entertaining area with raised decking, feature lighting and lovely garden views. The main garden then offers various zones with the initial area boasting a raised fish pond with water feature and then mature lawns are bordered by decorative flowerbeds to all sides with a varied selection of mature trees, shrubs and flowers. The

rear garden area is accessed via an Ivy arch and offers further lawn areas bordered by mature trees and shrubs with picket fence leading to the rear orchard with a selection of fruit trees and leading to the rear summerhouse.

## LEASEHOLD INFORMATION

PLEASE NOTE THIS PROPERTY IS LEASEHOLD.

ORIGINAL 999 YEARS FROM BOURNVILLE VILLAGE TRUST FROM 1896

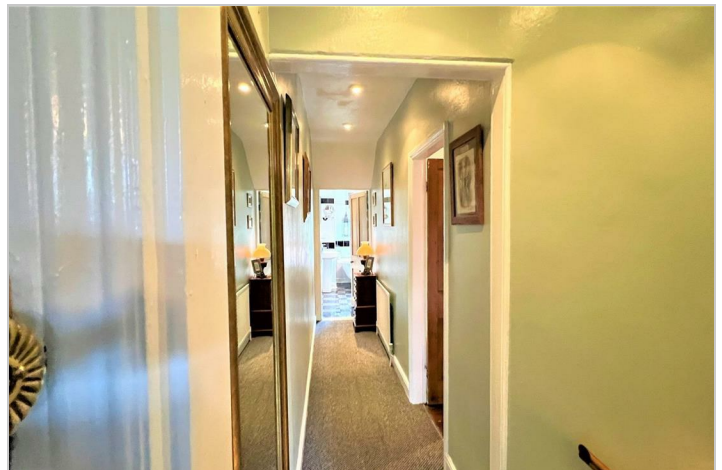
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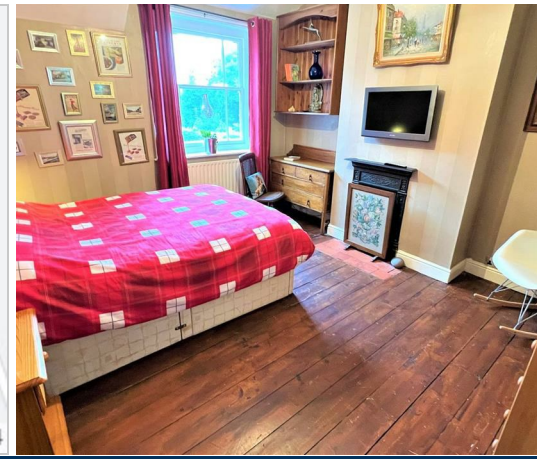
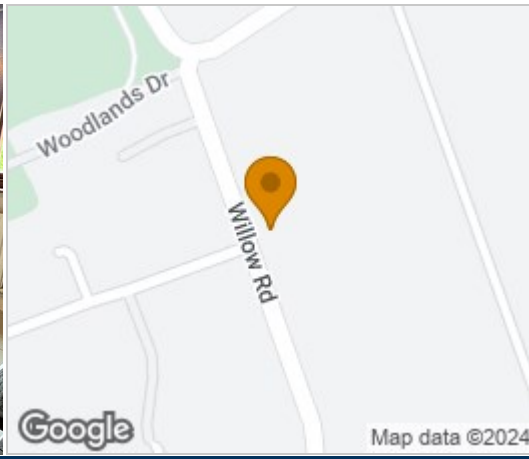
GROUND RENT CHARGE: £2.26 PER ANNUM

## Summerhouse

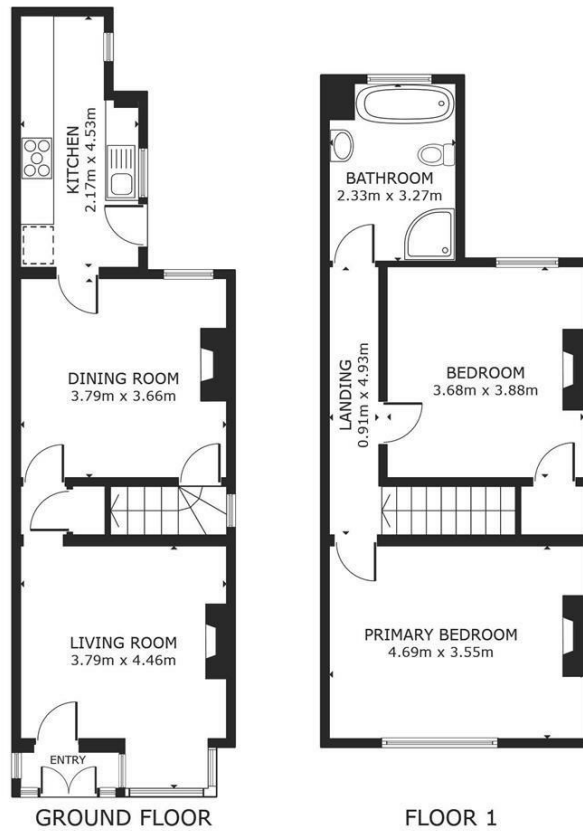
14'9" x 9'5" (4.52 x 2.88 )

With pitch tiled roofing, wooden French doors which open into the main area with stained glass window to the garden, electric points and floor covering and could offer superb potential for a home office / gym etc. They is also a sperate storage area accessed from a UPVc door and also offers storage with rear access.





## Floor Plan



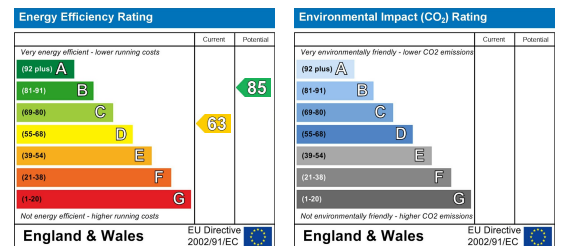
GROSS INTERNAL AREA  
 GROUND FLOOR 44.7 m<sup>2</sup> FLOOR 1 48.5 m<sup>2</sup>  
 TOTAL : 93.3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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.