



351 Heath Road South

Bournville, Birmingham, B31 2BJ

Offers In The Region Of £439,950



LOVELY EXTENDED THREE BEDROOM FAMILY HOME! Located on this much sought-after tree lined Bournville road is this lovely, traditional extended semi-detached home which is ideally positioned for access to all of the nearby well regarded amenities including the much in-demand local schools, both Bournville and Northfield being close at hand, excellent transport links, local parks and well placed for the Royal Orthopedic Hospital, QE Hospital, Birmingham University and also the City Centre via the various commuter links. Set back behind a front garden and driveway the accommodation on offer briefly comprises; front driveway and gardens, side garage incorporating utility, entrance porch, hallway, front dining room and extended living room, ground floor wc, extended breakfast kitchen and a superb mature rear garden. To the first floor there are three good bedrooms with the third bedroom having been enlarged, separate wc and a family bathroom. To arrange your viewing please contact our Bournville sales team or please do click the link for the full virtual tour!



Approach

This superb extended and enlarged three bedroom semi detached property is approached via a block brick paved front driveway providing off street parking for multi vehicles and a mature front fore garden with decorative hedgerows, with driveway leading to side garage and in-turn to storm porch with composite UPVC double glazed door opening into:

Entrance Hall

With double glazed frosted lattice effect window into garage, ceiling light point, central heating radiator, stairs giving rise to the first floor landing and original style interior door opening into:

Front Reception Room

14'1" x 13'6" into bay (4.3 x 4.14 into bay)

With double glazed bay window to the front aspect, cornice to ceiling, contemporary ceiling light with ceiling rose, central heating radiator, in set gas fire on marble effect hearth and mantle piece and surround.

Rear Reception Room

10'11" x 15'11" (3.35 x 4.87)

With double glazed sliding patio doors giving views and access to the rear garden, ceiling light point, cornice to ceiling, three wall mounted light point, inset open fireplace with decorative stone surround and central heating radiator.

Under Stairs WC

5'1" x 4'11" (1.55 x 1.5)

With wall hung wash hand basin with hot and cold taps, low flush WC, frosted lattice effect window to the garage, tiling to splash backs, wall mounted light point and further storage space.

Superb Extended Dining Kitchen

19'8" x 10'2" (6 x 3.12)

Dining area with tiled effect floor covering, door opening into useful under stairs storage cupboard and opening into kitchen. With a superb selection of oak matching wall and base units, roll edge work surface with integrated four ring burner gas hob with in-built stainless steel extractor above and perspex splash backs, integrated dishwasher and fridge freezer, double glazed window to the rear aspect, tiling to splash backs, inset Limona stainless steel sink and drainer with hot and cold mixer tap, integrated double Neff oven and hardwood stable door and step leads into:

Side Garage

22'11" x 8'0" (7 x 2.44)

With a metal up and over door to driveway, in-built storage to eaves space and frosted double glazed door giving access to the rear garden.

First Floor Landing

From hallway turning staircase with original decorative balustrades gives rise to the first floor

landing with frosted lattice effect double glazed windows to the side aspect, ceiling light point, loft access point with pull down ladder and providing plentiful storage and original stripped pine interior doors opening into:

Bedroom One

13'9" into bay x 13'10" max (4.2 into bay x 4.23 max)

This excellent main bedroom with double glazed bay window to the front aspect, central heating radiator, ceiling light point, cornice to ceiling and a vast array of built-in wardrobes and storage units incorporating dressing table.

Bedroom Two

10'7" x 10'1" (3.23 x 3.09)

With double glazed window to the rear aspect, ceiling light point, quadruple in-built wardrobes to alcoves, cornice ceiling and central heating radiator.

Enlarged Bedroom Three

10'1" max x 6'10" min x 10'5" (3.09 max x 2.1 min x 3.19)

Offers double glazed window to the side aspect, further double glazed window to the rear, ceiling light point, central heating radiator, dummy door to landing and cornice to ceiling.

Modern Bathroom

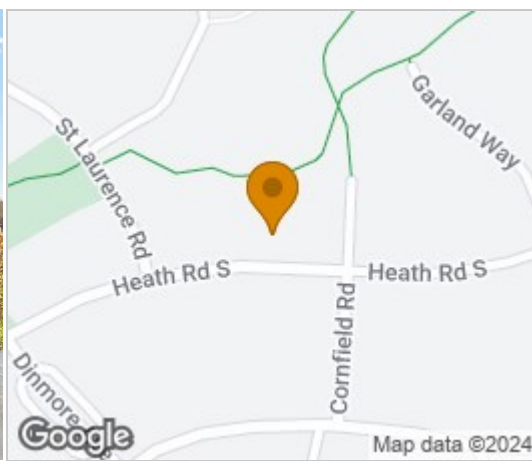
7'3" x 6'4" (2.23 x 1.95)

With a modern bathroom with glass shower screen and rainfall mains power shower over and hot and cold mixer tap, push button low flush WC, wash hand basin on pedestal with hot and cold mixer, frosted double glazed window to the front aspect, recessed spots to ceiling, tiled effect floor covering, tiling to all splash backs and central heating radiator.

Rear Garden

From the rear dining room or garage steps leads down to a superb raised full width block paved patio with decorative flowerbeds, also gate and steps lead down to under kitchen storage area currently used as a potting shed and garden storage, a further step leads down to a landscaped patio with decorative flowerbeds to all borders housing a mature selection of plants, flowers and shrubs and leading to rear garden area with in-built brick built patio and barbecue, hard standing for greenhouse and further laid to mature lawn with further patios to the rear garden and being finished with panel fencing to all borders.





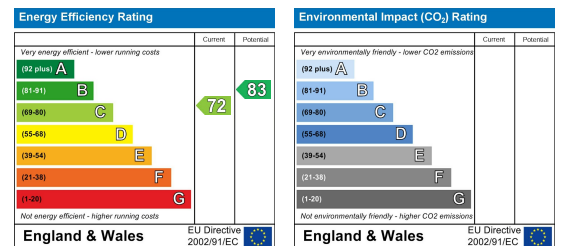
Floor Plan



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



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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.