



## 54 Church Road

Northfield, Birmingham, B31 2LE

Offers In The Region Of £325,000



**\*A WONDERFUL, PERIOD HOME WITH A VAST ARRAY OF PERIOD FEATURES!\*** Rarely do such wonderful homes come to the market! Set back behind a front drive and fore garden is this superb, extended, three double bedroom Victorian home which offers a wonderful blend of period details and modern fittings. Ideally located for all the area has to offer including only being a short walk to Northfield shopping center, lots of transport links close at hand, catchment for the some of the area's most sought-after local schools including St Laurence primary school and you are also well placed for the local motorway network, Longbridge Village development and having Bournville close at hand. The property itself offers the following; parking for two cars, fore garden, entrance vestibule, superb entrance hallway with Minton tiled floor, front reception room with bay window, rear dining room, breakfast room, guest wc, re-fitted contemporary kitchen and utility room and a beautiful, mature rear garden. To the first floor there are two good bedrooms both being served by a re-fitted en-suite, updated shower room and good size third bedroom with leafy garden views. This is a wonderful home - to book your viewing please call our Bournville sales team!



### Approach

This superb three bedroom period property is approached via a front tarmac driveway with low level boundary wall and steps leading passed mature hedgerows and shrubs leading to a hardwood front entry door opening into:

### Entrance Vestibule

With ceiling light point, cornice to ceiling, original Minton tiled floor covering, low level dado rail and glazed interior door with single glazed window above opening into:

### Entrance Hall

With superb Minton tiled floor covering, two drop down ceiling light points, cornice to ceiling, two decorative archways with plaster corbels, central heating radiator, stairs with decorative balustrades to the first floor landing, storage areas and internal door opening into:

### Front Reception Room

11'11" to recess x 15'7" (3.65 to recess x 4.77)

With original feature single glazed bay window to the front aspect, cornice to ceiling, ceiling light point with ceiling rose, central heating radiator, low level dado rail, in-built meter cupboard and wall mounted electric fuse box.

### Dining Room

12'7" to recess x 11'1" (3.84 to recess x 3.39)

With double glazed window to the rear aspect, recess space to chimney breast with exposed brick work with

decorative mantle piece and surround, cornice to ceiling, ceiling light point with ceiling rose, central heating radiator and under stairs storage area with frosted single glazed window to the rear garden.

### Breakfast Room

12'5" x 8'11" (3.8 x 2.74)

With double glazed window to the side aspect, recess to chimney breast, ceiling light point, laminate wood effect floor covering, central heating radiator, louvre doors opening into boiler cupboard housing Worcester Bosch combination boiler and open walkway into:

### Inner Lobby

With wall mounted light point, single glazed window to the side aspect and louvre doors opening into:

### Guest Utility

With initial corner mounted wash hand basin with hot and cold taps and tiling to splash back, continued laminate floor covering, original stained inset glass door opens into:

### Ground Floor WC

With re-fitted push button WC, continued laminate wood effect floor covering and ceiling light point.

### Refurbished and Extended Kitchen

16'9" x 8'6" (5.11 x 2.61)

With a selection of contemporary blue and grey fronted wall and base units with integrated Electrolux over, four ring burner induction hob with in-built

Zanussi extractor over, under cupboard lighting, space facility for a slimline dishwasher, ceramic one and a half bowl sink and drainer with hot and cold mixer, frosted single glazed sash window to the side aspect, laminate wood effect floor covering, space facility for fridge freezer, drop down ceiling light point and open walkway into extended kitchen utility area. With continued marble effect work surface, space facility for washing machine, floor mounted matching cupboards, inset ceramic sink with hot and cold mixer tap, under cupboard lighting, contemporary tiling to all splash backs, single glazed sash window giving picture views of the rear garden and further UPVC double glazed door giving access to the rear garden.

#### First Floor Accommodation

From hallway turning staircase with decorative balustrades gives rise to the first floor landing with frosted double glazed window to the side aspect, central heating radiator, low level dado rail, ceiling light point, loft access point and interior doors opens into:

#### Bedroom Two

14'7" x 12'11" max (4.47 x 3.96 max)

With central heating radiator, two double glazed windows to the front aspect, two ceiling light points and interior door opens into:



#### Re-Fitted Shared Access En-Suite

12'6" x 3'3",.49'2" (3.83 x 1,.15)

Comprising panel bath with telephone, shower attachment over and hot and cold taps, wash hand basin on vanity unit with hot and cold mixer, low flush WC, fully tiled to floors and splash backs, ceiling light point, wall mounted light point, central heating radiator and interior door opening into:

#### Bedroom One

11'0" x 12'5" (3.37 x 3.79)

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

#### Re-Fitted Shower Room

4'8" x 5'9" (1.44 x 1.77)

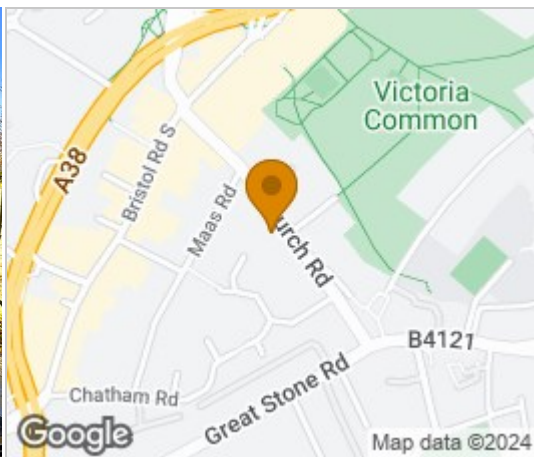
With corner walk-in shower, push button low flush WC, wash hand basin on vanity unit, fully tiled to all splash backs, ceiling light point, frosted double glazed window to the side aspect, wall mounted heated chrome towel rail and corner entry shower with mains power shower over.

#### Bedroom Three

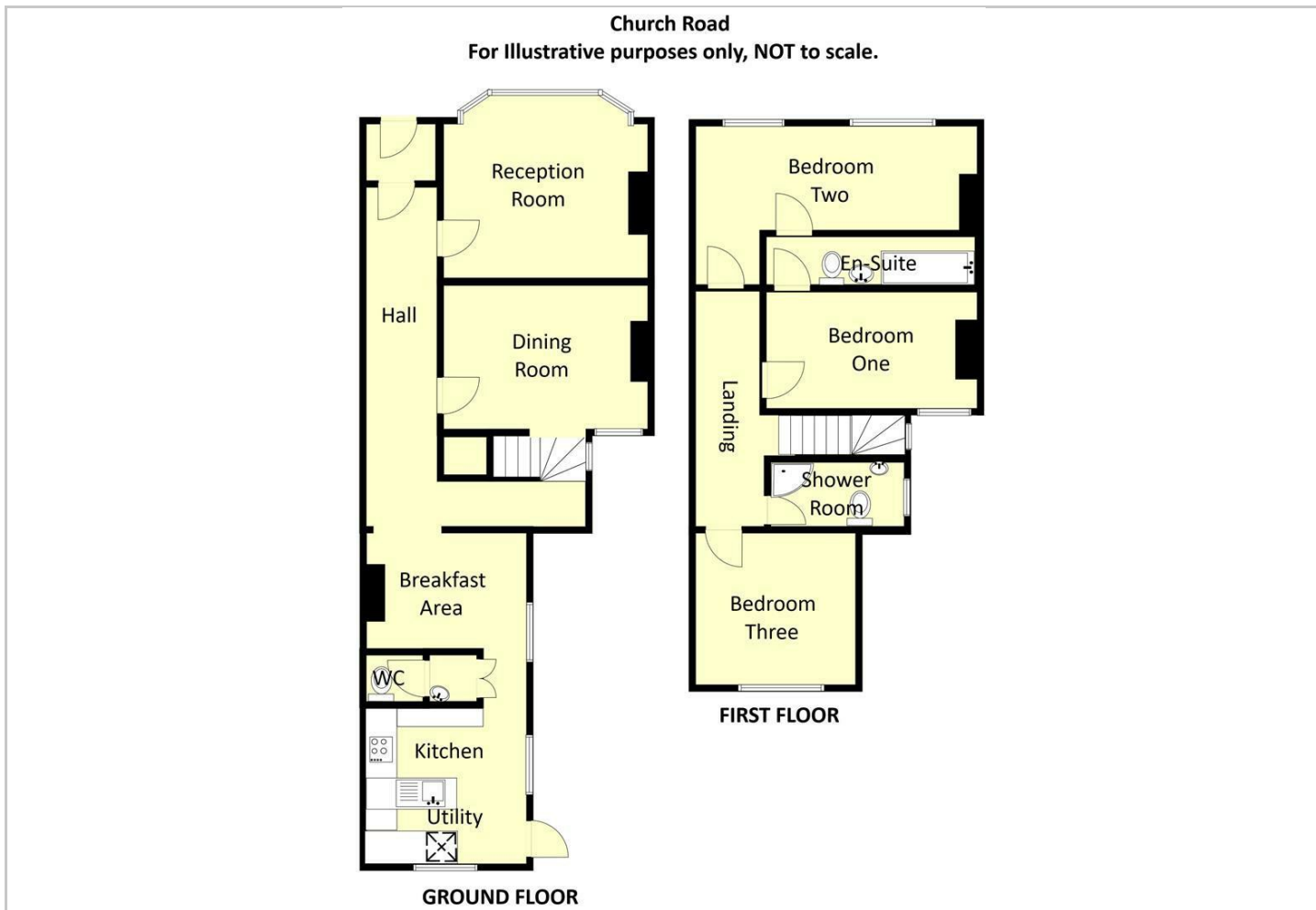
9'10" x 9'1" (3.01 x 2.77)

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





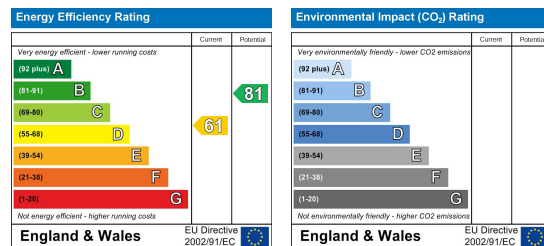
## Floor Plan



## 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



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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.