



16 Westholme Croft

Bournville, Birmingham, B30 1TR

Offers In The Region Of £335,000



A WONDERFUL, FULLY REFURBISHED 3 BEDROOM TOWNHOUSE IN LEAFY LOCATION! A charming and fully updated, three bedroom mid-terrace home situated in a quiet and quaint location set in leafy Bournville and which offers great access to all of the nearby places of interest including the much in-demand local schools, parks and Bournville's historic Village green. Alongside this you are also well positioned for access to the nearby QE Hospital, University of Birmingham and various commuter links. This beautiful home which has recently been fully updated briefly comprises of the following; Rear entrance onto a newly landscaped rear garden and also access to the rear garage with parking bay, entrance hallway, ground floor WC and utility room, re-fitted kitchen, spacious lounge and dining room with access to a porch and front garden. On the first floor there are three good sized, double bedrooms a re-fitted, modern family bathroom. Being ready to move straight into, this is an opportunity not to be missed! To book your viewing please call our Bournville sales team.



Approach

This beautifully presented and refurbished three bedroom mid terrace home is approached via a leafy front walkway and a mature front fore garden with mature plants, trees and shrubs and door opening into:

Porch

With tiled flooring, windows to the front garden and hardwood door opening into:

Living Room

19'0" x 11'10" (5.8 x 3.63)

With double glazed picture window to the front aspect, hardwood wooden floor covering, cornice to ceiling, ceiling light point, central heating radiator and contemporary glazed interior door opening into:

Entrance Hallway

With stairs giving rise to the first floor accommodation, central heating radiator, continued hardwood wooden floor covering and UPVC frosted double glazed door giving access to the rear garden, door opening into under stairs storage cupboard providing useful storage and open archway leading into:

Re-Fitted Refurbished Kitchen

9'1" x 12'7" (2.77 x 3.86)

With a contemporary selection of light beige fronted matching wall and base units, space for and electric cooker with in-built stainless steel extractor over,

space facility for dishwasher and fridge and freezer, contemporary Franke ceramic sink with hot and cold mixer tap, double glazed window to the rear aspect, tiling to splash backs, ceiling light point, continued hardwood wooden floor covering, central heating radiator and serving hatch to living room.

Ground Floor WC/Utility

6'2" x 6'4" (1.88 x 1.95)

With low flush WC, wash hand basin, shelving for washing machine and tumble dryer, ceiling light point, contemporary tiling to walls and splash backs, double glazed frosted window to the rear aspect, wall mounted heated chrome towel rail, continued hardwood floor covering and wall mounted extractor.

First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with ceiling light point, loft access point, door opening into storage cupboard providing useful storage, further door into storage cupboard housing newly fitted boiler and shelving and further doors opening into:

Bedroom One

15'4" x 9'4" (4.68 x 2.85)

With double glazed window to the rear aspect, two ceiling light points, central heating radiator and contemporary sliding doors to in-built double wardrobe.

Bedroom Two

9'6" x 11'9" (2.9 x 3.6)

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

Bedroom Three

7'8" x 9'3" (2.36 x 2.84)

With double glazed window to the rear aspect, ceiling light point, double doors to in-built wardrobe and central heating radiator.

Contemporary Re-Fitted Bathroom

6'8" x 6'8" (2.05 x 2.05)

With p-shaped bath with glazed shower screen and mains power shower over, wash hand basin on vanity unit with hidden cistern push button low flush WC and under sink storage, contemporary tiling to splash backs, towel rail, tiled effect flooring, double glazed window to the rear aspect and ceiling light point.

Rear Garden

This fully landscaped rear garden with an initial patio area with sleeper steps rising up to layered mature lawns with sleeper pathway and Cotswold stones leading to a rear patio area for outside

entertaining space which in-turn leads to rear garage with single glazed window and single glazed door to garden and metal up and over door to parking area.



