



143 Mary Vale Road

Bournville, Birmingham, B30 2DN

Offers In The Region Of £439,950



BEAUTIFUL, THREE STOREY, FOUR BEDROOM EXTENDED PERIOD HOME! Located in this much-sought after tree lined road in Bournville is this beautiful, character, four double bedroom home which has been beautifully updated with a superb kitchen / dining extension alongside still retaining a wealth of period details. You couldn't be better placed for all the area has to offer only being a short walk to Bournville train station with it's excellent commuter links and also having Cotteridge park just on the door step. Alongside this you have vibrant Stirchley close by with all its well documented independent businesses, Bournville's historic village green, some excellent local schools and also the amenities offered on Cotteridge high street. The house itself offers superb space and style throughout the following; pretty fore garden, entrance vestibule, impressive entrance hallway, living room with bespoke storage and bay window and dining room with period details and French doors, wonderful bright and airy extended re-fitted kitchen and dining room with vaulted ceiling, guest wc and utility and a well loved, mature garden with patio's. To the first floor there are two big double bedrooms both with bay windows and a stunning four piece contemporary bathroom suite. Furthermore a staircase then rises up to the top floor with two further bedrooms. To book your viewing please call our Bournville sales team. EPC Rating D and Council Tax Band C.



Approach

This beautifully presented and extended four bedroom period home is approached via a low maintenance front fore garden with blue slate chippings, built-in bin storage, low level hedgerows and flowerbeds to borders with pathway leading to hardwood front entry door opening into:

Entrance Vestibule

With wall mounted electric meter box and original hardwood stained glass leaded light door with accompanying stained glass leaded light window opening into:

Entrance Hall

With original Minton style tiled floor covering, central heating radiator, cornice to ceiling, archway with decorative plaster corbels, stairs giving rise to the first landing, ceiling light point and original interior doors opening into:

Front Reception Room

15'11" to bay x 10'5" (4.86 to bay x 3.2)

With exposed refurbished wooden floor covering, inset decorative cast iron fireplace with tiled hearth, original double glazed bay feature window with inset stained glass leaded light giving views to the front aspect, bespoke in-built storage cupboards and shelving to alcoves, ceiling light point, cornice to ceiling and central heating radiator.

Rear Reception Room

13'10" x 13'4" (4.23 x 4.07)

With inset log burning stove on raised slate hearth with exposed brick backing and wooden oak beam mantle piece, laminate wood effect floor covering, wooden framed double glazed French doors with accompanying above windows giving views and access to the rear garden, central heating

radiator, three wall mounted light points, door opening into useful under stairs storage cupboard and interior door opens into:

Inner Lobby

With door opening into:

Ground Floor WC and Utility

4'11" x 6'2" (1.5 x 1.9)

With push button WC, wall mounted wash hand basin with hot and cold mixer tap, tiling to splash backs, frosted double glazed window to the side aspect, work surface with plumbing facility for tumble dryer and washing machine, wall mounted cupboard, wall mounted extractor fan, ceiling light point and tiled floor covering with underfloor heating.

Superb Extended Kitchen/Dining Room

23'11" max x 7'7" max (7.3 max x 2.32 max)

With a contemporary selection of white matching wall and base units with granite work surface, integrated induction four ring burner hob with in-built extractor over, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap and insinkerator, space facility for dishwasher, in-built double oven, space facility for fridge freezer, tiling to splash backs, double glazed window to the side aspect, recessed spots to ceiling, tiled floor covering with under floor heating and opens out to extended dining room. With vaulted ceiling with two double glazed Velux roof lights with further double glazed window to the side aspect and double glazed exterior French doors giving access to the rear garden, and two drop-down ceiling lights.

Rear Garden

Being accessed from the rear reception room or dining area gives access out to a lovely rear mature garden with side

return with blue engineering bricks and decorative flowerbeds to all borders with mature plants and shrubs including clematis, then leading onto a blue engineering brick patio with panel fencing to borders. Then blue slate chipping with low maintenance patio and pathway giving access to the main garden area being mainly laid to lawn with shrubs and fruit trees and finished with low level fencing and giving access to the rear with rear wooden access gate and garden shed.

First Floor Accommodation

From hallway stairs with decorative balustrades gives rise to the first floor landing with two ceiling light points, cornice to ceiling, stairs with decorative balustrades gives rise to the top floor, central heating radiator and internal doors opening into:

Bedroom One

13'10" x 13'2" (4.23 x 4.03)

With two double glazed tilt and slide windows to the front aspect, two central heating radiators, inset decorative cast iron fireplace with wooden tiled hearth and ceiling light point.

Bedroom Two

10'9" x 10'9" (3.3 x 3.3)

With double glazed tilt and slide window to the rear aspect, further inset cast iron fireplace, ceiling light point, single glazed window to the landing and low level Victorian style central heating radiator.

Four Piece Stunning Bathroom

7'9" x 14'1" to front of storage (2.37 x 4.3 to front of storage)

With freestanding roll edge bath with hot and cold mixer tap, push button low flush WC, walk-in shower with mains

power shower, two frosted double glazed windows to the side aspect, two ceiling light points, tiled to half wall height, laminate wood effect floor covering, wall mounted column radiator, superb in-built storage solutions with triple sliding doors including mirror fronted door and overhead storage units and wall mounted extractor fan.

Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing with ceiling light point and interior door opening into:

Bedroom Three

14'0" x 14'5" restricted head height (4.27 x 4.4 restricted head height)

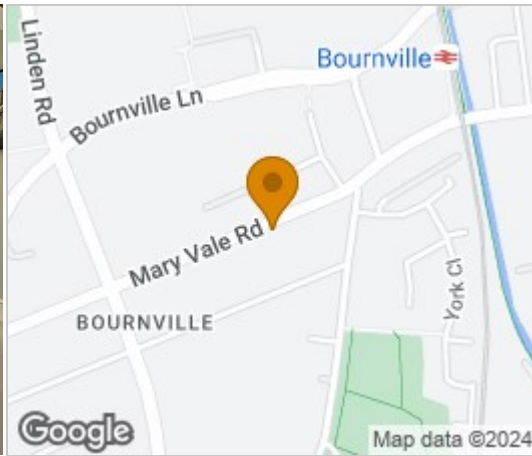
With double glazed Velux window to the front aspect, ceiling light point, two wooden exposed beams, and central heating radiator.

Bedroom Four

13'11" x 9'9" (4.25 x 2.99)

With double glazed dormer window to the rear aspect, ceiling light point, loft access point, in-built over stairs storage, further storage to eaves space, central heating radiator and laminate wood effect floor covering.





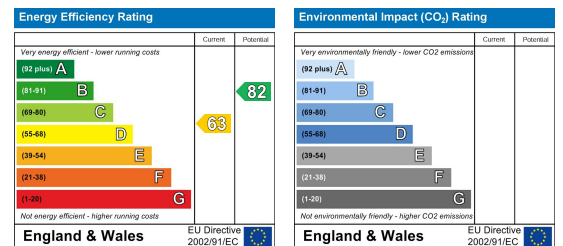
Floor Plan



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.