



18 Sundbury Rise

Bournville, Birmingham, B31 2EZ

Offers Over £700,000



A WONDERFUL EXECUTIVE DETACHED HOME IN PRIME CUL-DE-SAC! Located in this quiet cul-de-sac on the Bournville Village Trust with lovely open views to the front and a beautiful secluded, south facing rear garden is this rather special, four double bedroom, detached family home which offers excellent light and airy spacious accommodation throughout, in a location that is hard to beat. Being perfectly placed for all the area has to offer including the much in-demand local schools, the nearby Royal Orthopedic Hospital plus having good access to the Queen Elizabeth Hospital, University of Birmingham, City Centre and the amenities of nearby Bournville, Northfield, Longbridge, Harborne and Selly Oak alongside superb commuter links via rail and road. This much loved family home offers the following: front garden with driveway, entrance hallway, home office/study, dining room, living room, cloakroom, kitchen/diner, utility room, downstairs WC, good size garage and storage area and a south facing landscaped rear garden. To the 1st floor there are four excellent double bedrooms, including main bedroom with ensuite and double fitted wardrobes, and 2 further bedrooms with fitted wardrobes, and a family bathroom. To book your viewing please call our Bournville sales team.



Approach

This beautifully presented, four bedroom detached family home is approached via a block paved front driveway providing off street parking leading to the garage with electric up and over opening doors. There is a pretty front fore garden being laid with lawn and well stocked flowerbeds to all boundaries, also incorporating plants trees and shrubs. There is a storm porch with ceiling light leading to a composite double glazed frosted front door with accompanying side window opening into:

Entrance Hall

With recessed spots to ceiling, stairs with decorative balustrades gives rise to the first floor, cornice to ceiling, central heating radiator, door opens into under stairs cloakroom with light point and storage, and internal door opening into garage.

Home Office/Study

8'2" x 12'2" to bay (2.5 x 3.73 to bay)

With double glazed bay window to the front aspect, recessed spots to ceiling, central heating radiator and cornice to ceiling.

Guest WC

8'2" x 2'11" (2.5 x 0.9)

With push button low flush WC, frosted double glazed window to the side aspect, cornice to ceiling, ceiling light point, wash hand basin on vanity unit with hot and cold mixer tap with storage below, fully tiled to half wall light, tiled floor and central heating radiator.

Cloakroom

Includes further storage, and newly installed alarm system control board

Dual Aspect Living Room

13'9" x 16'11" (4.2 x 5.18)

From hallway glazed door opens into living room with frosted double glazed window to the side aspect, double glazed French doors with accompanying side windows giving views and access to the rear

garden, ceiling light point, cornice to ceiling, central heating radiator and inset real flame gas fire on raised hearth with decorative wooden mantelpiece and surround.

Dining Room

16'0" into bay x 10'9" (4.9 into bay x 3.28)

Via glazed internal French door opening into the dining room with double glazed bay window to the rear aspect, cornice to ceiling, ceiling light point and central heating radiator.

L-shaped Garage/Storage Area

19'1" max x 17'10" max x 9'1" min width (5.83 max x 5.46 max x 2.78 min width)

From the hallway door opens into garage and storage area with double opening wooden up and over doors to driveway, two strip ceiling light points and wall mounted electric fuse board.

Kitchen/Diner

20'6" x 8'11" (6.27 x 2.73)

With a selection of matching wall and base units with integrated Neff four ring burner gas hob, integrated Neff oven with in-built extractor over, double stainless steel sink and drainer with hot and cold mixer tap, integrated Neff dishwasher, integrated Neff refrigerator, under cupboard lighting, tiling to splash backs, roll edge work surface, double glazed window to the rear aspect, recessed spots to ceiling, tiled effect floor covering, tiling to splash backs, dining and seating area with central heating radiator, double glazed window to the side aspect, double glazed exterior door giving access to the side return, further recessed spots to ceiling, central heating radiator and door opening into:

Utility

9'6" x 7'10" (2.9 x 2.4)

With a further selection of wall and base units with roll edge work surface, space facility for washing machine and tumble dryer, space for fridge/freezer, Belfast sink with hot and cold taps, in-built boiler cupboard housing Worcester Bosch combination boiler, frosted



double glazed window to the side aspect, tiled floor covering, central heating radiator and loft access point (not boarded).

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with loft access point with pull down ladder leading to large boarded area with shelving, door opening into in-built airing cupboard housing a large capacity OSO stainless steel unvented hot water cylinder, and interior doors opening into:

Bedroom One

11'9" x 13'8" (3.6 x 4.18)

With double glazed window to the rear aspect, double walk-in wardrobes, cornice to ceiling, ceiling light point, central heating radiator and door opening into:

En-Suite

7'4" x 6'5" (2.26 x 1.98)

With push button low flush WC, wash hand basin on vanity unit with under sink storage, walk-in shower with mains operated shower, tiled effect floor covering, fully tiled to all walls, frosted double glazed window to the side aspect, cornice to ceiling, recessed spots to ceiling and wall mounted heated towel rail.

Bedroom Two

11'3" x 11'9" max (3.45 x 3.6 max)

With double glazed window to the front aspect, central heating radiator, cornice to ceiling, double walk-in wardrobe/over stairs storage and ceiling light point.

Bedroom Three

10'9" max x 9'3" (3.3 max x 2.82)

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

Bathroom

5'10" x 7'7" (1.8 x 2.32)

With p-shaped panel bath with glass shower screen and mains power shower over and hot and cold mixer, low flush WC, wash hand basin in vanity unit with under sink storage and hot and cold mixer tap, wall

mounted heated towel rail, frosted double glazed window to the side aspect, laminate wood effect floor covering, fully tiled to all walls and floor.

Bedroom Four

10'5" x 9'2" (3.18 x 2.8)

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

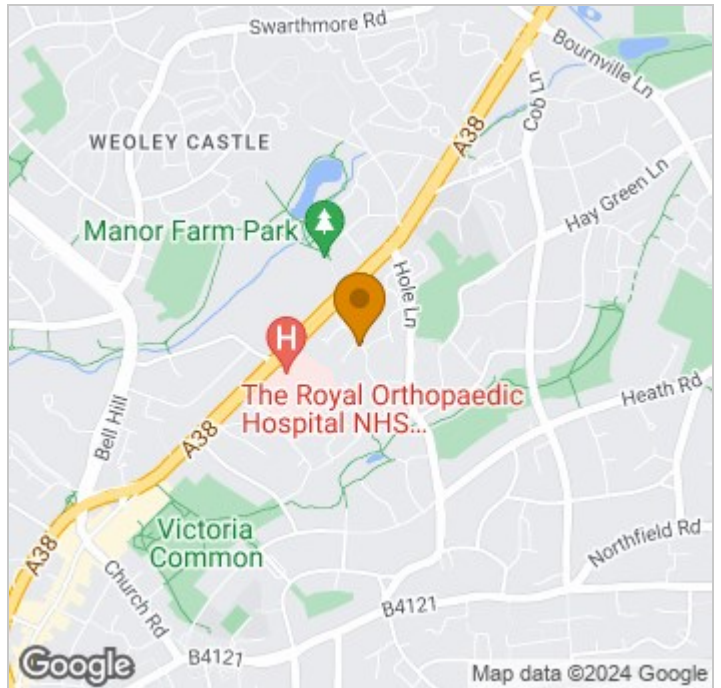
Rear Garden

Being accessed from the living room or the side return leads onto a block paved sandstone full width patio providing a lovely sunny entertaining space with a retractable awning over the French doors and side windows. Further garden area incorporating sculptured lawn and pathways with decorative flowerbeds to all borders being well stocked with mature plants, trees and shrubs leading to side pathway with wooden gate opening out to the front drive. There is a garden shed in the opposite corner.





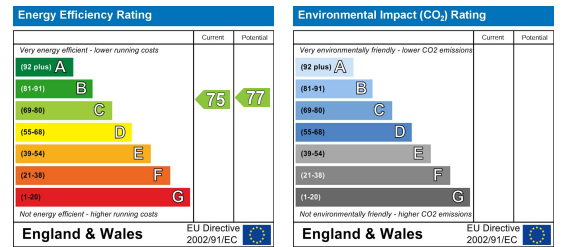
Floor Plan



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.