



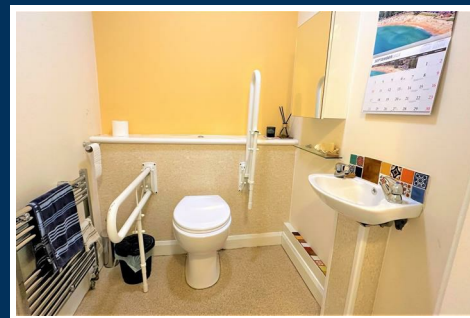
## 19 Hemyock Road

Bournville, Birmingham, B29 4DG

Offers In The Region Of £425,000



**\*SUPERB PERIOD HOME IN PRIME LOCATION ON MUCH-SOUGHT AFTER TREE LINED ROAD!\*** Located on one of the area's most sought-after roads on the Bournville Village Trust is this extended, traditional three bedroom semi-detached family home which offers excellent space but also a great deal of further potential. Offering some lovely period details throughout you are perfectly placed for all the area has to offer including the much in-demand local schools, including the University school, good access to the QE Hospital, Royal Orthopaedic and Birmingham University and also the amenities offered in Bournville, Selly Oak, Northfield and Harborne via the nearby transport links. In brief the accommodation offered comprises; front garden and driveway, reception hall, open plan living and dining room, kitchen, rear breakfast / dining room extension, ground floor wc, garage with utility space and a superb, mature rear garden. To the first floor there are two good bedrooms, further single bedroom and a enlarged, re-fitted wet room. To book your viewing of this wonderful home please call our Bournville sales team. Council Tax Band E. EPC Rating TBC.



### Approach

This lovely and characterful three bedroom extended semi detached family home is approached via a mature front fore garden with sculptured hedgerows to borders and mature fore garden with lawn and decorative flowerbeds with plants and shrubs, tarmac driveway providing off street parking for multi vehicles including access to wooden double opening doors to the garage and block paved ramp giving access to an original style hardwood frosted glazed front entry door opening into:

### Entrance Hall

With original wooden floor covering, single glazed window into garage, stairs with decorative balustrades giving rise to the first floor landing, central heating radiator, under stairs storage cupboard and internal door opening into:

### Open Plan Living and Dining Room

23'0" max into bay x 15'11" min x 9'11" (7.03 max into bay x 4.86 min x 3.03)

Living area with refurbished wooden floor covering, inset art deco style tiled hearth and surround with inset gas fire, ceiling light point, wooden framed double glazed bay window to the front aspect, two central heating radiators and double glazed French doors giving access to the rear garden.

### Kitchen

12'10" x 8'0" (3.92 x 2.45)

From hallway open walkway into kitchen with low level matching base units with integrated four ring burner electric hob, wooden framed feature double

glazed window to the rear aspect, tiling to splash backs, stainless steel sink and drainer with hot and cold mixer tap, integrated Zanussi oven, space facility for fridge freezer, red quarry tiled floor covering, ceiling light point, central heating radiator and internal door opening into:

### Rear Dining Extension

13'3" x 11'2" (4.04 x 3.42)

With further wooden framed double glazed window to the rear aspect, double glazed sliding patio doors gives access to the rear garden, central heating radiator, ceiling light point, laminate wood floor covering, two wall mounted light points and door opens into:

### Outer Lobby Area

With central heating radiator, ceiling light point and door opening into:

### Ground Floor WC

5'4" x 4'11" (1.64 x 1.51)

With low flush WC, suitable for disabled access, wash hand basin on pedestal with hot and cold mixer, tiling to splash backs, ceiling light point, heated chrome towel rail and wall mounted extractor fan.

### Garage

9'1" x 13'11" (2.78 x 4.25)

From outer lobby door opens into garage with double wooden opening doors to the front driveway, single glazed window into the hall, two strip ceiling light points, wall mounted Ideal Logic combination boiler, plumbing facility for washing machine and tumble dryer.

## Rear Garden

Stunning rear garden being accessed from the dining area or dining extension leads out to a landscaped initial garden area with raised decorative flowerbeds with low maintenance shingle stones and block paved ramp pathway giving access down to a further block paved patio for outside seating and entertaining areas and being bordered by various trees, plants and shrubs. Pathway and walkway gives access to the main garden area being laid with mainly mature lawns with a further selection of plants, trees and shrubs and incorporating raised privet hedges and flowerbeds and pathway giving access to rear wooden access gate and being finished with a mixture of hedgerows and mature trees to all boundaries.

## First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with single glazed wooden framed window to side aspect, airing cupboard with in-built shelving, loft access point, ceiling light point and interior door opening into:

### Bedroom One

11'3" to bay x 13'0" (3.45 to bay x 3.98)

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



### Bedroom Two

14'0"ax x 11'5" max (4.28max x 3.48 max )

With wooden framed double glazed window to the rear aspect, ceiling light point, wall mounted wash hand basin with hot and cold taps and central heating radiator.

### Bedroom Three

9'10" x 9'3" (3.01 x 2.82)

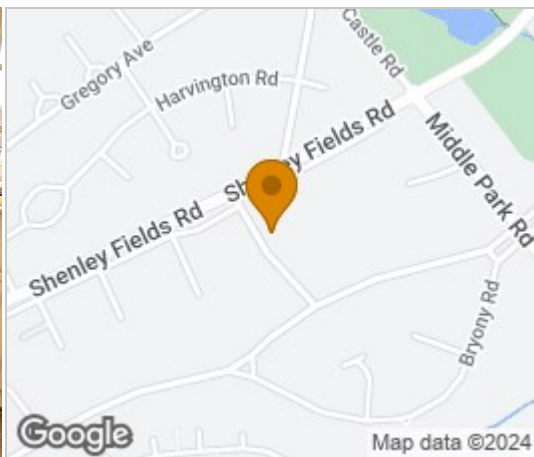
With wooden framed double glazed window to the front aspect, ceiling light point, over stairs storage cupboard providing good storage space and central heating radiator.

### Enlarged Wet Room

9'0" max 8'5" max (2.75 max 2.58 max)

Recently refurbished wet room comprises hidden cistern push button WC, two frosted wooden framed windows to the rear aspect, wash hand basin on pedestal, mains power shower and being fully tiled to all splash backs, vinyl flooring, wall mounted extractor and wall mounted heated chrome towel rail.





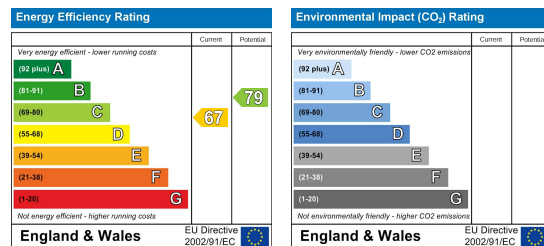
## Floor Plan



## 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.