



49 Franklin Road

Bournville, Birmingham, B30 2HJ

Offers Over £450,000



A WONDERFUL AND VASTLY EXTENDED PERIOD HOME PACKED WITH CHARM AND CHARACTER! This is an exquisite, vastly extended, four bedroom period home which is beautifully presented throughout with a lovely blend of modern additions whilst still retaining a wealth of period details alongside some bespoke period style additions - it's a beautiful home fit for any family. 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 the following; pretty fore garden, entrance vestibule, impressive entrance hallway, inter-connecting living rooms with period details, stove and bespoke stained glass work, wonderful bright and airy extended kitchen and dining room, further ground floor extension with shower and utility room and further living room and finished with a well loved, mature cottage garden. To the first floor there are two big double bedrooms, further good size single bedroom and an enlarged bathroom. Furthermore a staircase then rises up to the top floor fourth dormer bedroom with an en-suite shower room. No doubt there will be lots of interest so to book your viewing please call our Bournville sales team! EPC Rating D and Council Tax Band C.



Approach

This characterful and vastly improved / extended, four bedroom, period home is approached via a mature fore garden with hedgerow and shrubs to borders with brick pathway meandering to a storm porch with a stained glass leaded light front entry door with stained glass leaded light window above opening into:

Entrance Vestibule

With cornice to ceiling and further stained glass leaded light door giving access into:

Hallway

With feature tiled floor covering, ceiling light point, cornice to ceiling, decorative archway with plaster corbels and opens out to inter-connecting reception rooms;

Rear Reception Room

28'2" into bay x 14'5" max x 11'1" min (8.6 into bay x 4.41 max x 3.4 min)

With central heating radiator, ceiling light point, double glazed French doors to side return, inset log burning villager stove on raised slate hearth and tiled backing, exposed wooden floor covering and bespoke stained glass leaded light bi-folding doors opening into front reception room area. With continued exposed wooden floor covering, double glazed bay window to the front aspect, ceiling light point, cornice to ceiling, inset decorative cast iron fireplace on raised slate hearth, in-built meter cupboards to alcoves, further central heating radiator and door opening into:

Front Reception Room

With continued exposed wooden floor covering, double glazed bay window to the front aspect, ceiling light point, cornice to ceiling, inset decorative cast iron fireplace on raised slate hearth, in-built meter cupboards to alcoves, further central heating radiator and door opening into:

Inner Vestibule

With slate tiled floor covering, original stripped pine interior door giving access to under stairs storage cupboard with frosted double glazed window to the side return and plumbing facility for tumble dryer, stairs giving rise to the first floor, ceiling light point and interior door opening into:

Extended Kitchen/Diner

24'8" x 9'1" (7.52 x 2.77)

With initial kitchen area offering a selection of matching white fronted wall and base units with roll edge work surface, integrated one and a half bowl ceramic sink with hot and cold mixer tap, integrated four ring burner gas hob with in-built extractor over and integrated double oven, further double glazed window to the side aspect, recessed spots to ceiling, slate tiled floor covering, boiler cupboard housing Worcester Bosch boiler and opening into dining area. With pine wooden paneling to seating area, double glazed window to the side, continued slate tiled floor covering, drop down ceiling light point and step leading up to:

Outer Lobby Area

With double glazed door giving access to the side return with roofed log storage and decking, recessed spots to ceiling, sliding stained glass bespoke leaded light door opens into rear extension. and interior door opening into:

Ground Floor Utility and Shower Room

5'10" x 7'9" (1.8 x 2.38)

With corner entry walk-in shower with mains operated shower, push button low flush WC, ceramic sink and drainer with hot and cold mixer tap, plumbing facility for washing machine underneath a work surface, under floor heating, recessed spots to ceiling and double glazed Velux roof light and vaulted ceiling.

Rear Extension Garden Room

15'7" x 7'7" (4.75 x 2.33)

With dual aspect double double glazed windows to the side, double glazed French doors opening out to the rear garden, continued tiled floor covering with under floor heating, double glazed Velux roof light and, two wall mounted up-lighters.

First Floor Accommodation

From the inner lobby area turning decorative balustrade staircase gives rise to the first floor split level landing with double glazed window to the side aspect with bespoke leaded light secondary stained glass glazed window, two

ceiling light points, further staircase giving rise to the top floor landing, central heating radiator and internal doors opening into:

Bedroom One

12'4" x 15'4" (3.76 x 4.68)

With two tilt and turn double glazed windows to the front aspect, ceiling light point, stripped pine interior door opening into under stairs storage cupboard, exposed wooden flooring, central heating radiator and a selection of in-built wardrobes to chimney breast alcoves.

Bedroom Two

12'5" x 10'4" (3.8 x 3.16)

With tilt and turn double glazed window to the rear aspect, exposed wooden floor covering, ceiling light point and central heating radiator.

Bedroom Three

8'10" x 10'9" (2.7 x 3.3)

With tilt and turn double glazed window to the rear aspect, inbuilt double mirror fronted wardrobes to alcove, ceiling light point and central heating radiator.

Enlarged Bathroom

8'8" max x 5'11" (2.66 max x 1.82)

With cast iron bath with hot and cold tap with mains power shower over, wash hand basin on pedestal with hot and cold taps, low flush push button WC, slate tiled floor covering, ceiling mounted extractor, recessed spot to ceiling, fully tiled to all walls, frosted double glazed window to the side and wall mounted heated chrome towel rail.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with double glazed Velux roof light to the rear aspect and interior door opening into:

Top Floor Dormer Bedroom with Ensuite

17'0" with restricted head height x 14'8" max (5.18m with restricted head height x 4.47m max)

With double glazed Velux roof light to the front, double glazed dormer window to the rear, exposed wooden floor covering, ceiling light point, central heating radiator and bespoke stained glass art deco effect leaded light door opens into:

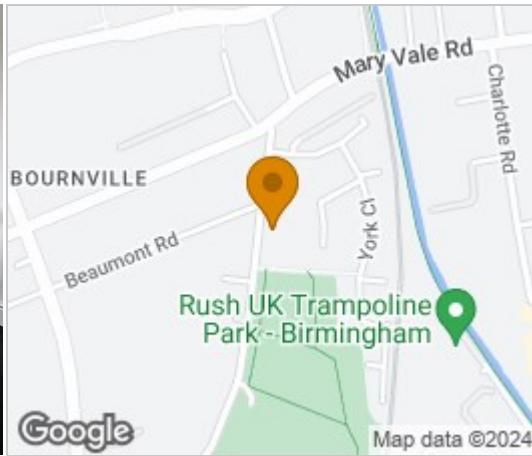
En-Suite Shower Room

With continued exposed wooden floor covering, wash hand basin on pedestal, walk-in shower with mains operated shower, push button low flush WC, wall mounted heated towel rail, frosted double glazed window to the rear aspect and recessed spots to ceiling.

Rear Garden

With side decking return with open walkway to shared secure front access gate and being bordered with panel fencing and decorative flowerbeds and hedgerows. With decking wrapping round to the rear extension with raised decking area suitable for outside entertaining, well stocked flowerbeds to borders, then onto a shingle pathway which meanders through the rest of the garden with mature lawns and shrubs and flowerbeds and archway with Clematis and climbing roses. Rear garden area with garden pond and further decorative planted borders and red quarry tiled pathway leads to timber shed/outside summerhouse with mains electricity, outside entertaining space and rear garden storage area.





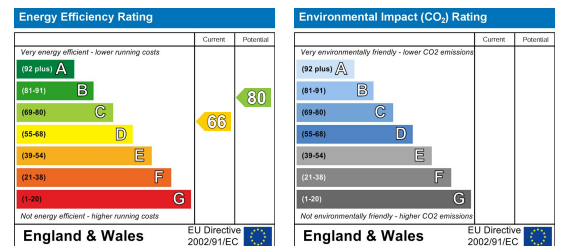
Floor Plan



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.