



68 Holly Road
Kings Norton, Birmingham, B30 3AX

Offers Over £330,000

A TRUE ONE-OFF - WONDERFUL CHARACTER HOME IN LOVELY LOCATION! Tucked away at the end of this quiet cul-de-sac is this simply beautiful, character double fronted home which is packed full of period charm and details alongside some excellent modern additions! Being ideally placed for all the area has to offer including being a short walk to nearby Cotteridge Park, some excellent schools, Stirchley's vibrant high street and also the amenities in both Cotteridge and Bournville alongside great commuter links via both road and rail. The house itself offers the following; pretty fore garden, entrance vestibule, cosy living room with bay window and log burning stove, wonderful open plan dining room / stairs with refurbished wooden flooring and further bay window which then opens into a beautiful re-fitted kitchen with separate island / breakfast bar, re-fitted utility, guest wc and a superb rear garden with various entertaining and seating areas but also including a built in home bbq / kitchen! To the first floor there are three good double bedrooms, all with character, and a re-fitted four piece bathroom with roll top bath and separate shower. This is a stunning home - please call our Bournville sales team to book your viewing! Council Tax B and EPC Rating D.



Approach

This beautifully presented, double fronted end of terrace period home is approached via a mature front fore garden with feature low level brick walling with hedgerows to boundaries and wrought iron gate leading to red quarry tiled pathway in-turn leading to an original style hardwood front entry door with stained glass, leaded window above opening into:

Entrance Vestibule

With herringbone tiled floor covering, bespoke in-built under-stair storage and interior door opening into:

Living Room

11'1" to recess x 13'4" into bay (3.4 to recess x 4.08 into bay)

With cornice to ceiling, ceiling light point with ceiling rose, original style wooden framed double glazed sash style bay window to the front aspect, exposed wooden floor covering, inset log burning stove with contemporary tiled hearth, cast iron surround and wooden mantle piece, wall mounted column radiator, in-built shelving to alcoves and wall mounted upgraded fuse board.



Open Plan Dining/Kitchen

12'9" x 11'3" (3.9 x 3.44)

From vestibule open walkway into open plan dining/kitchen with wooden framed double glazed sash style window to the front aspect, exposed refurbished herringbone wooden flooring, feature open plan staircase with decorative balustrades gives rise to the first floor landing, ceiling light point with ceiling rose, cornice to ceiling, Louvre doors open into under stairs storage area and open walkway into:

Re-Fitted Kitchen Area

11'7" x 12'11" (3.55 x 3.96)

This superb re-fitted kitchen offering a dark blue selection of matching wall and base units with wooden block work surface, inset ceramic Belfast sink with hot and cold mixer tap and ceramic drainer, integrated wine fridge, space facility for gas Range cooker with in-built stainless steel extractor over, recessed spots to ceiling, exposed refurbished herringbone floor covering, space facility for fridge freezer and further offering island unit with breakfast bar, central heating radiator, wooden framed double glazed window to the rear aspect, UPVC double glazed window to the side aspect, contemporary tiling to splash backs, integrated Hotpoint dishwasher and open walkway into:



Outer Lobby / Utility Area

With double glazed frosted exterior door giving access to the rear garden, ceiling light point, further bespoke pantry, further space facility for washing machine, with further in-built storage, central heating radiator, laminate wood effect floor covering and door opening into:

Ground Floor WC

5'7" x 3'5" max (1.72 x 1.05 max)

Re-fitted ground floor WC with push button WC, double glazed window to the side aspect, contemporary wall mounted wash hand basin with under sink storage and hot and cold mixer tap, tiling to splash backs, ceiling light point and in-built boiler cupboard housing Worcester Bosch combination boiler.

Rear Garden

Being accessed from the side access way from the front garden or from the rear lobby you enter the initial brick paved patio with excellent outside entertaining space with low level brick wall and steps lead up to the main garden area with composite in-built raised decking area with pergola and seating areas, then the main garden with mature lawns with decorative sculptured flowerbeds to all borders with a lovely, varied selection of mature shrubs, flowers and trees. The garden further offers a purpose built outside kitchen and being finished with a mixture of panel fencing and hedgerows to all borders.

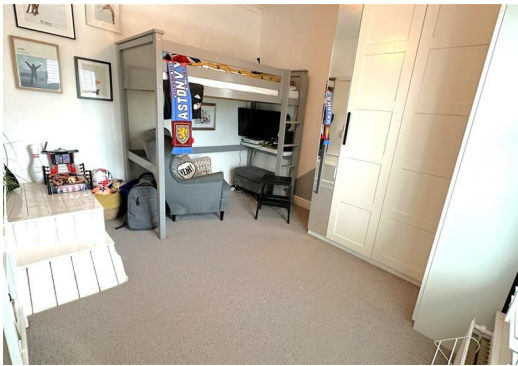
First Floor Accommodation

From dining area staircase gives rise to split level first floor landing with two ceiling light points and further stairs gives rise to the secondary landing with internal door opening into:

Re-Furbished Bathroom

9'3" x 7'4" (2.84 x 2.25)

This superb refurbished bathroom offers corner entry shower with mains operated shower, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, contemporary freestanding roll edge bath with shower attachment and hot and cold taps, wooden framed double glazed window to the rear aspect, low flush WC, contemporary tiling to half wall height and floor, ceiling light point with ceiling rose and wall mounted heated chrome towel rail.



Bedroom One

11'3" x 11'1" to chimney breast recess (3.45 x 3.4 to chimney breast recess)

With exposed refurbished wooden floor covering, inset cast iron decorative fireplace with exposed brick backing and tiled hearth, low level central heating radiator, wooden framed double glazed window to the front aspect, decorative picture rail, cornice to ceiling and ceiling light point with ceiling rose.

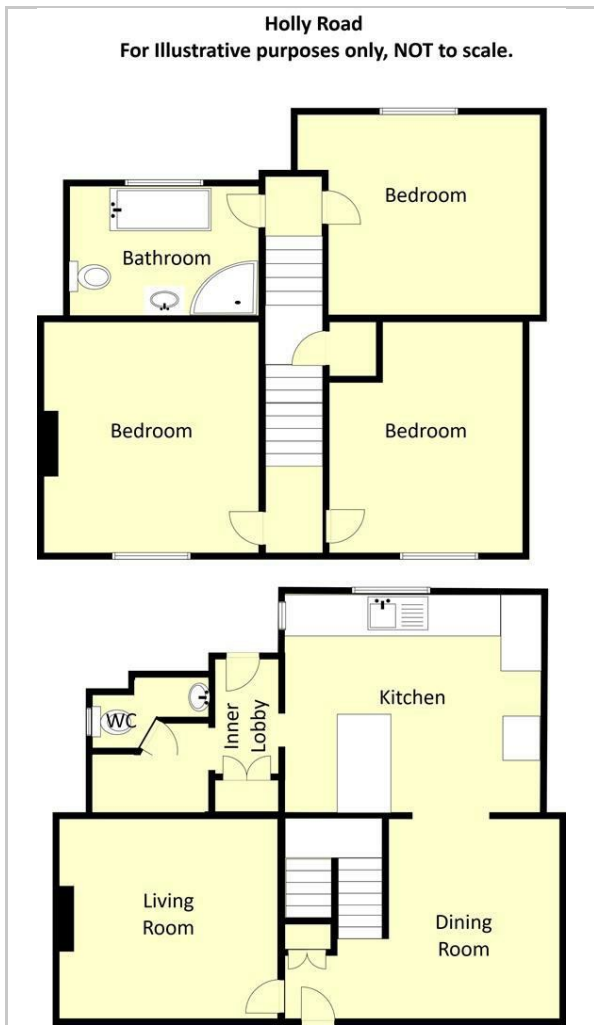
Bedroom Two

11'4" x 11'1" (3.47 x 3.4)

With wooden framed double glazed window to the front aspect, ceiling light point with ceiling rose. Loft access point with pull down ladder, steps leading up to door to a quirky over stairs storage cupboard, cornice to ceiling and central heating radiator.



Floor Plan



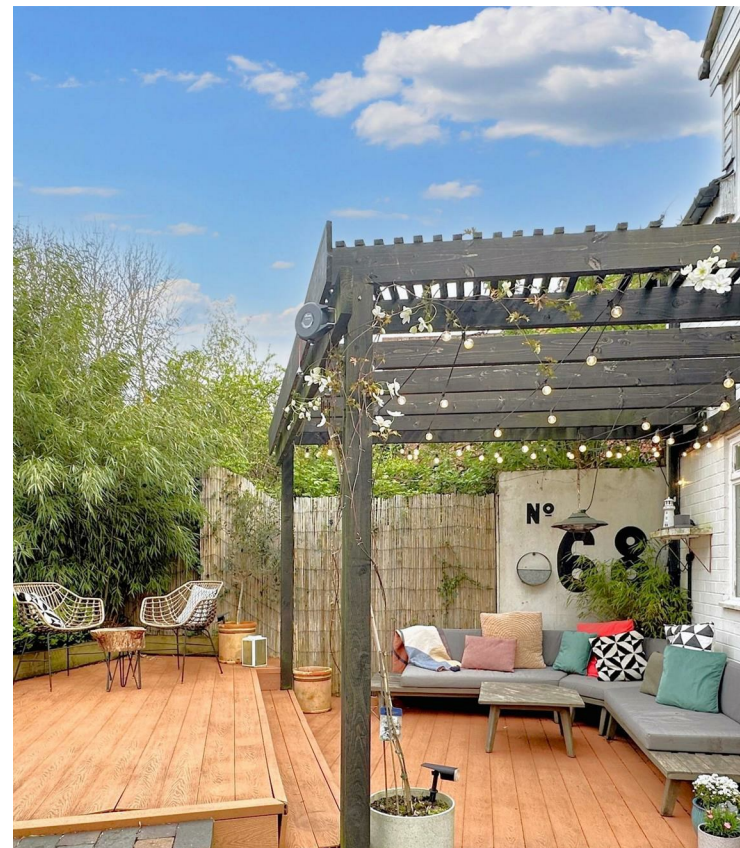
Bedroom Three

11'5" into window x 12'6" to recess (3.5 into window x 3.83 to recess)
With wooden framed double glazed dormer window to the rear aspect, exposed wooden beam work, ceiling light point and central heating radiator.

Garage

Situated in a separate block with a metal up and over door and currently used for storage.

Area Map



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.

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Energy Efficiency Graph

