



54 Acacia Road

Bournville, Birmingham, B30 2AG

Offers Over £525,000



***WONDERFUL EXTENDED HOME IN PRIME LOCATION IN THE HEART OF BOURNVILLE!* This is quite simply a beautiful Bournville home, packed with charm and character but also offering some wonderful contemporary additions in the most idyllic of locations in the heart of Bournville's historic village. It is a rare occasion that such a lovely home, in such a prime location comes to the market. Ideally positioned for Bournville's thriving village with its historic green, the much in-demand local schools, Bournville and Rowheath Parks and the excellent commuter links via the nearby train station; are all within walking distance. This delightful property demands a viewing with the accommodation on offer briefly comprising; mature fore garden and driveway, enlarged porch addition, guest wc, extended kitchen / dining room, through lounge and dining room and a beautiful, mature rear garden. To the first floor there are two good double bedrooms, good size single bedroom, lovely re-fitted four piece bathroom and a loft ladder gives rise to a usable loft room with heating, lighting and roof light. To book your viewing please call our Bournville sales team.**



Approach

This beautifully presented and vastly extended end of terrace property is approached via a flagged front driveway providing off street parking for multi vehicles, fore lawn with decorative hedgerows and flowerbeds to all boundaries then leading to a hardwood front entry door with stained glazed leaded light window opening into:

Entrance Hall

With double glazed window to the front and side aspects, stairs giving rise to the first floor landing, laminated wood effect floor covering, central heating radiator, bespoke stained glass window giving views into the kitchen, cornice to ceiling, Louvre doors opening into under stairs storage cupboard and glazed interior door with bespoke leaded light window above opening into:

Open Plan Living Dining Room

23'9" x 12'9" (7.25 x 3.9)

With double glazed window to the front aspect, inset open feature fireplace with decorative tiled arts and crafts surround and hearth with wooden mantle piece, cornice to ceiling, two central heating radiators, double glazed French doors giving views and access to the rear garden, two ceiling light points with ceiling roses, bespoke open archway to chimney breast with inset lighting and shelving,

Guest WC

7'6" x 2'7" (2.3 x 0.8)

From hallway door gives access into the ground Floor WC with half wall height tongue and groove paneling to walls, low flush push button WC, wash hand basin on vanity unit with under sink storage with hot and cold mixer tap, frosted double glazed original style window to the rear aspect, ceiling light point and laminate wood effect floor covering.

Extended Kitchen/Diner

17'0" x 14'3" (5.2 x 4.36)

With a hardwood selection of wall and base units with space facility for gas cooker with Hotpoint extractor over, ceramic one and half Limona sink and drainer with hot and cold mixer tap, space facility for dishwasher, washing machine and tumble dryer, in-built boiler cupboard housing Worcester Bosch combination boiler, work surfaces, tiled splash backs, wine rack, space facility for fridge freezer, recessed spots to ceiling, laminate wood effect floor covering, double glazed windows to the front and rear aspects, central heating radiator also incorporating Velux roof light and double glazed French doors giving access to the rear garden and patio.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with window to the side aspect, ceiling light point, loft access point with pull down ladder and doors opening into:

Bedroom One

12'11" x 11'10" (3.94 x 3.63)

With double glazed window to the front aspect, ceiling light point, decorative picture rail, door opening into useful over stairs storage cupboard, central heating radiator and two original style in-built cupboards to alcoves.

Bedroom Two

13'4" x 9'10" (4.08 x 3.02)

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

Bedroom Three

10'10" x 8'3" (3.32 x 2.52)

With original style sash window to the rear, inset decorative cast iron fireplace, original style in-built cupboard to alcove, picture rail, central heating radiator and ceiling light point.

Re-Fitted Bathroom

7'3" x 7'6" (2.22 x 2.31)

With a contemporary four piece white bathroom suite comprising walk-in double shower with shower, low flush WC, panel bath with hot and cold mixer tap and shower attachment, wash hand basin on pedestal with hot and cold mixer, tongue and groove half paneling to half wall height, ceiling

light point, original single glazed sash window to the rear aspect, Victorian style central heating towel rail and laminate wood effect floor covering.

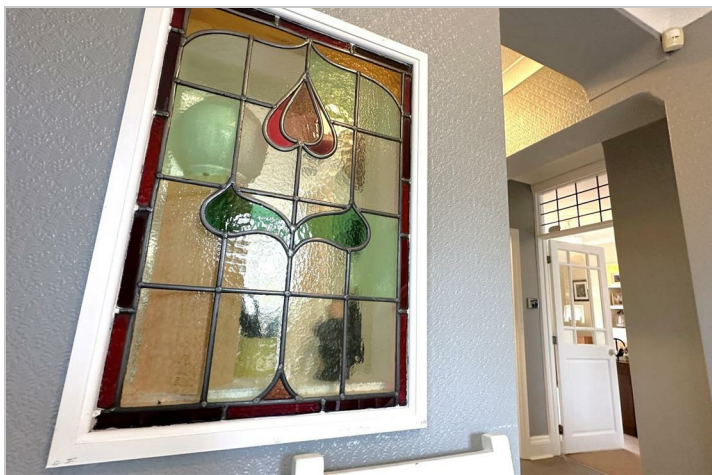
Loft Room

23'3" max to full with eaves space x 13'1" x 11'5" (7.1 max to full with eaves space x 4 x 3.49)

With a pull down ladder giving access to a usable loft room with double glazed Velux roof light to the rear aspect, central heating radiator, full storage to all eaves spaces and wall mounted light point,

Rear Garden

Being accessed from the dinning room or the French doors in the living room leads out to a full width rear patio with outside seating and entertaining area and low level wall with decorative flowerbeds, with steps leading up to the main garden area. Beautifully maintained rear garden with mature well stocked flowerbeds to all borders, lawn with decorative hedgerows and panel fencing to all borders and pathway meandering to the rear garden area with hard standing and patio for a garden shed and storage and wooden rear access gate giving access to the front and rear of the property.





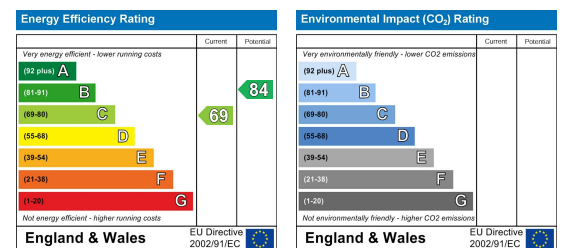
Floor Plan



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.