



## 186 Linden Road

Bournville, Birmingham, B30 1NS

Offers In The Region Of £389,950



**\*SUPERB - THREE DOUBLE BEDROOM HOME IN PRIME LOCATION!\*** Perfectly placed to enjoy all the area has to offer, this excellent family home on Linden Road in Bournville is a must-see. With easy access to both Rowheath and Cotteridge parks, and excellent commuter links via the nearby Bournville train station to the City Centre, the QE Hospital, and the University, this location is ideal for both convenience and lifestyle. The area is also renowned for its highly sought-after local schools, making it perfect for families. In addition to its prime location, you can enjoy the vibrant high street of Stirchley and the historic charm of Bournville's village green. This lovely home is brimming with charm and is set back from the road, featuring a spacious driveway. The accommodation includes:

**Entrance Hallway:** Welcoming and spacious, leading to the main areas of the home.

**Dual-Aspect Living Room:** Bright and airy, offering plenty of natural light from both sides.

**Guest WC:** Conveniently located on the ground floor.

**Excellent Dual-Aspect Kitchen/Dining Room:** Perfect for family meals and entertaining, with views of the manicured rear garden.

**Manicured Rear Garden:** A beautiful outdoor space for relaxation and play.

**To the first floor, the property boasts: Three Double Bedrooms:** Each room offers ample space and comfort.

**Modern Bathroom:** Stylish and functional, meeting all contemporary needs.

For more information or to book your viewing, please contact our Bournville sales team. This home is perfect for those seeking a blend of charm, convenience, and community in one of Bournville's most desirable locations. Don't miss the opportunity to make this wonderful property your new family home!



#### Approach

This lovely property is approached via a gravel driveway providing off street parking, side access to the rear garden and double glazed door opening into:

#### Entrance Porch

With double glazed windows to the front and side aspect, ceiling light point and door opening into:

#### Entrance Hallway

With coving to ceiling, stairs to the first floor landing and doors opening into:

#### Dual Aspect Lounge/Diner

11'8" max x 8'5" min x 18'6" (3.58 max x 2.59 min x 5.64)  
With two central heating radiators, double glazed window to the front aspect, double glazed patio doors giving views and access to the rear garden,

door opening into kitchen / dining room and further door opening into:

#### Ground Floor WC

With low flush WC, wash basin, ceiling light point, double glazed window to the rear and central heating radiator.

#### L-Shaped Kitchen/Diner

20'6" max into bay x 16'9" max x 10'0" min (6.25 max into bay x 5.11 max x 3.05 min)

With laminate parquet wood effect flooring, a selection of matching of base and wall units with work surfaces incorporating stainless steel sink and drainer with mixer tap, tiled splashback, integrated four ring hob and oven with extractor over, plumbing for a washing machine, central heating radiator, double glazed bay window to the front, double glazed window to the rear, and a further

double glazed door giving access to the rear garden.

#### First Floor Accommodation

With two double glazed windows to the rear aspects, ceiling light point, loft access point and doors opening into:

#### Bedroom One

10'5" into recess x 10'9" (3.2 into recess x 3.28)

With built-in storage to alcove, central heating radiator, ceiling light point and double glazed window to the front aspect.

#### Bedroom Two

11'8" x 9'6" (3.58 x 2.9)

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

#### Bedroom Three

8'5" x 8'5" (2.59 x 2.59)

Having central heating radiator, ceiling light point and double glazed window to the rear aspect.

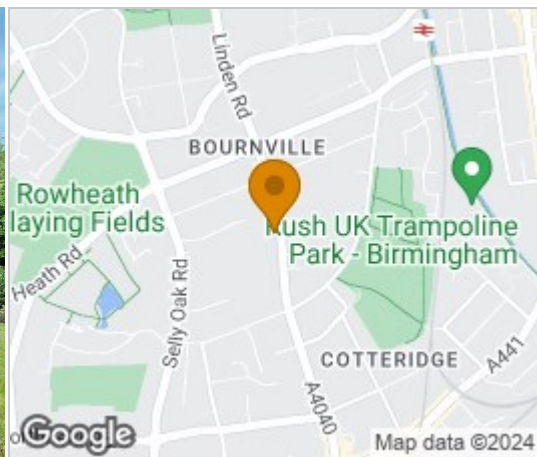
#### Bathroom

With a modern white suite comprising P-shaped bath with shower attachment and screen, pedestal wash basin, low flush WC, central heating radiator, ceiling light point and double glazed window.

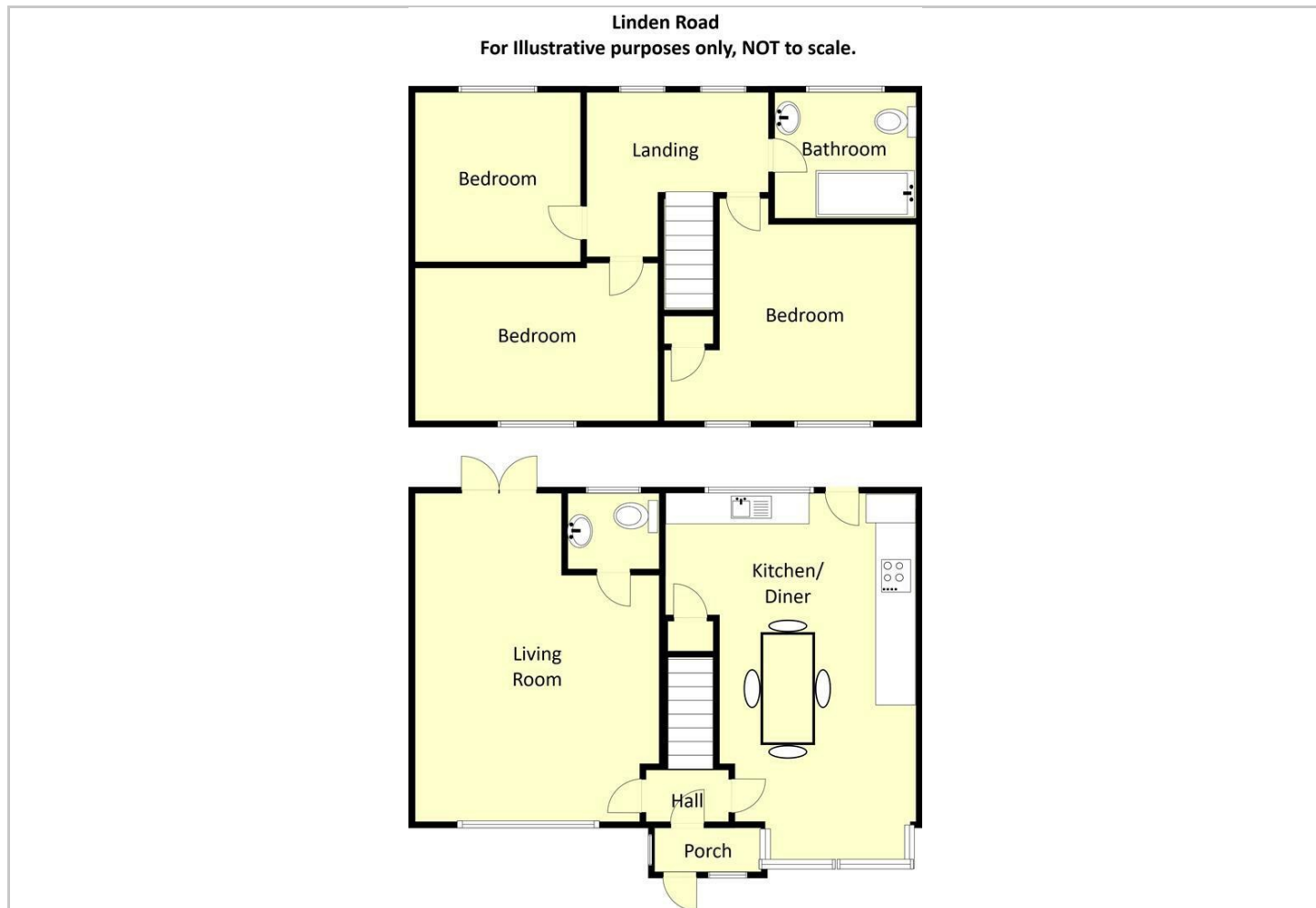
#### Rear Garden

Being accessed from the kitchen or lounge/diner leads out to a large paved patio with excellent outside entertaining space and brick built BBQ area in turn then leading to a superb lawned garden with has been beautifully manicured and incorporating mature raised flower beds and panel fencing to borders.





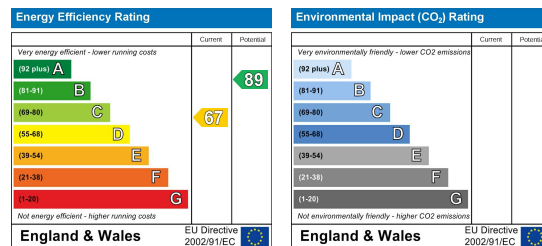
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.