



## 45 Meadow Rise

Bournville, Birmingham, B30 1UZ

Offers Over £550,000





**\*BEAUTIFUL MODERN FAMILY HOME - NO CHAIN!\*** Welcome to Meadow Rise in the heart of Bournville - a stunning modern property that offers a fantastic opportunity for a new homeowner, set in this wonderful, peaceful cul-de-sac accessed via a private road. This lovely modern detached home boasts a beautifully presented interior with multi-level, flexible living space in the heart of Bournville. Having everything you could want on your doorstep including the much in-demand local schools, nearby park and boating lake, excellent commuter links and perfect for a lovely stroll on Bournville's historic village green. You really couldn't be better placed. In brief the accommodation offers; driveway with ample parking, integral garage, hallway, ground floor fourth bedroom or home office and ground floor wc. To the first floor this is a spacious lounge and dining room with a wonderful picture bay window giving elevated views of Bournville, fitted kitchen, main bedroom, family bathroom and direct garden access. To the top floor there are two more good bedrooms and a modern shower room. This is a fantastic home in a prime location! To book your viewing please call our Bournville sales team. EPC Rating C and Council Tax Band D.



#### Approach

This uniquely styled three to four bedroom family home is approached via a quiet cul de sac with driveway providing off street parking for multi vehicles, side wooden access gate and steps giving rise to rear garden, low maintenance stone fore garden, access to the garage and hardwood front entry door opening into:

#### Hallway

With hardwood wooden floor covering, central heating radiator, recessed spots to ceiling, wall mounted fuse board, cornice to ceiling, central heating radiator and internal door opening into:

#### Bedroom Four/Living Room or Home Office

11'8" x 9'4" (3.56 x 2.85)

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

#### Ground Floor WC

6'1" x 2'9" (1.86 x 0.85)

With wall hung wash hand basin with hot and cold mixer, low flush WC, fully tiled to splash backs, tiled floor, recessed spots to ceiling and cornice to ceiling.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with recessed spots to ceiling, cornice to ceiling, door opening into useful under-stair storage cupboard, further under stair storage area, central heating radiator and interior door opens into:

#### Open Plan Living/Dining Room

18'0" into bay x 11'10" (5.5 into bay x 3.62)

The living room is dominated by a lovely, picture double glazed bay window giving superb views over Bournville to the front aspect and further offers a central heating radiator, recessed spots to ceiling, cornice to ceiling and door opening into:

#### Fitted Kitchen

8'0" x 9'9" (2.46 x 2.98)

Offering a modern selection of wall and base units with integrated Zanussi oven, four ring burner electric hob with in-built stainless steel extractor over, inset stainless steel sink and drainer with hot and cold mixer, integrated Logic dishwasher, integrated washing machine, boiler cupboard housing Worcester Bosch combination boiler, wooden framed double glazed window to the rear, recessed spots to ceiling, cornice to ceiling, tiled floor covering, tiled splash backs, roll edge work surfaces, integrated fridge and freezer and central heating radiator.

#### Bedroom One

11'10" x 10'11" (3.63 x 3.34)

With wooden framed double glazed window to the front aspect, recessed spots to ceiling, cornice to ceiling, central heating radiator and in-built double fronted mirror wardrobe.

### Bathroom

6'11" x 7'1" (2.12 x 2.17)

With panel bath with hot and cold mixer tap and mains power shower and glass shower screen, wash hand basin on pedestal, low flush WC, central heating radiator, tiled floor covering, tiled splash backs, frosted double glazed window to the rear aspect, recessed spots to ceiling and cornice to ceiling.

### Top Floor Accommodation

From first floor landing turning staircase with decorative balustrades gives rise to the top floor landing with double glazed Velux roof light to rear, ceiling light point and internal doors opening into:

### Bedroom Two

18'4" max x 11'3" max (5.59 max x 3.43 max)

With double glazed Velux roof light to rear aspect, ceiling light point and central heating radiator.

### Top Floor Shower Room

8'4" x 5'4" (2.56 x 1.64)

Contemporary shower room offering corner entry shower with mains power shower, wash hand basin on pedestal with hot and cold mixer, low flush WC, laminate wood effect floor covering, wall mounted heated chrome towel rail, tiling to splash backs, feature display areas, recessed spot to ceiling and ceiling mounted extractor.

### Bedroom Three

18'2" max x 8'5" (5.55 max x 2.58)

With central heating radiator, double glaze Velux roof light to rear aspect and ceiling light point.

### Rear Garden

With wooden framed exterior door gives access out to the rear garden with an initial block paved patio area with steps leading down to further block paving with steps leading down to a front wooden gate to front driveway. A lovely secluded rear garden offers mainly mature lawns with decorative flowerbeds to borders and also incorporating raised decking area and separate patio, lawns wrapping around the side of the property and being finished with panel fencing to all borders.

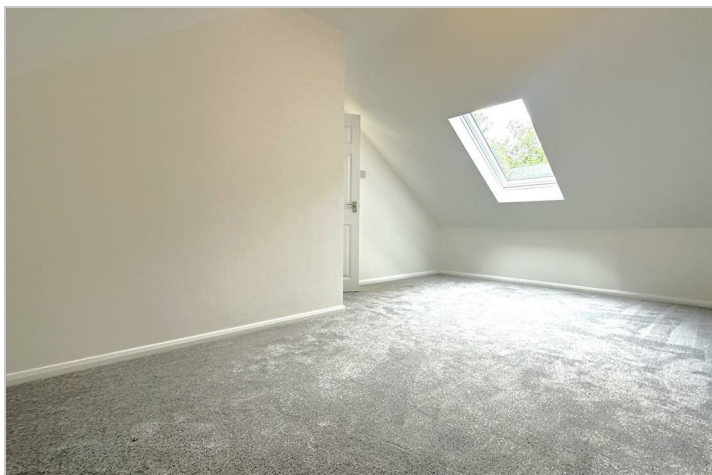
### Garage

18'8" x 8'7" (5.7 x 2.63)

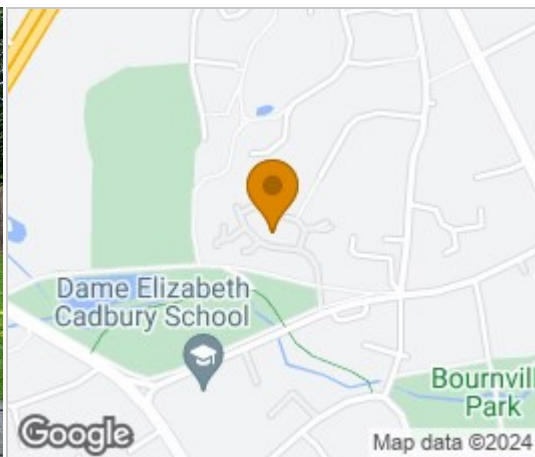
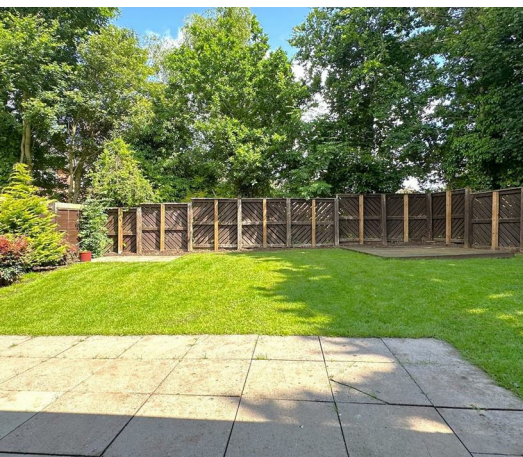
With wooden up and over door opens into garage offering excellent storage/parking space, potential for conversion and offers lighting and electric.

### Bournville Village Trust Annual Service Charge

Our vendors have informed us there is a Annual Service Charge of £256 in 2024, this is subject to confirmation from your regal representative.







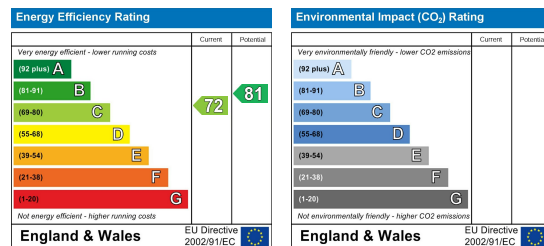
## Floor Plan



## 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.