



134 Hay Green Lane

Bournville, Birmingham, B30 1RG

Offers In The Region Of £395,000



WOW! WONDERFUL BOURNVILLE PERIOD HOME IN BEAUTIFUL CONDITION! Located on this picture perfect, tree-lined road in the heart of leafy Bournville is this beautifully presented, two double bedroom, double fronted period home which is ready to move straight into! Ideally placed for all the local area has to offer including the much in-demand local schools, Bournville's historic village green, a selection of nearby parks and also some excellent commuter links - you couldn't be better placed! The accommodation on offer briefly comprises; spacious driveway and front garden with EV charging point, side garage, entrance porch, hall, excellent open-plan kitchen / dining room, utility room, guest wc and a lovely, mature rear garden. To the first floor there are two good double bedrooms and a modern four piece bathroom. To book your viewing please call our Bournville sales team! EPC Rating D and Council Tax Band C.



Approach

This beautifully presented, two double bedroom period property which is approached via a brick block paved driveway with raised decorative edgings and fore lawn with hedgerows to boundaries also leading to side garage, EV charging point and double glazed French doors opening into:

Entrance Porch

With tiled floor covering, double glazed window to the side and front aspects, ceiling light point and hardwood original style glazed door opening into:

Entrance Hallway

With tiled floor covering, ceiling light point and internal door opens into:

Reception Room

13'2" x 10'4" (4.02 x 3.15)

With feature brick arch and exposed brick recess to chimney breast with gas point and slate hearth (currently housing electric 'log burner', door opens to stairs to the first floor, hardwood wooden floor covering, double glazed window to the front aspect, recessed spots to ceiling and central heating radiator.

Open Plan Kitchen/Dining Room

13'1" x 16'5" (4 x 5.02)

From the hallway which opens in the kitchen - dining room with the kitchen offering a selection of contemporary wall and base units with hardwood block work surfaces incorporating one

and a half bowl stainless steel sink and drainer with hot and cold mixer, inset four ring burner electric hob with Bosch in-built extractor fan, in-built double oven, tiling to splash backs, space for dishwasher and extractor, double glazed window to the rear utility. Dining area with continued tiled floor, double glazed window front aspect and recessed spots to ceiling. There is also a door opening into under stairs storage cupboard with single glazed window to the side aspect, tiling floor covering with under floor heating, wall mounted Vaillant combination boiler and door from the kitchen area opening into:

Utility

15'11" x 5'8" (4.87 x 1.75)

With continued tiled flooring, a selection of base units with stainless steel sink and drainer with hot and cold mixer tap, plumbing facility for washing machine and tumble dryer, space for fridge freezer, tiled splash backs, feature wall mounted lighting, double glazed windows to the rear aspects, central heating radiator, UPVC double glazed door giving access to the rear garden and interior door opening into:

Ground Floor WC

5'11" x 2'10" (1.82 x 0.88)

With push button WC, frosted single glazed sash window to garage, wall mounted wash hand basin with hot and cold mixer tap, central heating radiator and tiling to splash backs.

First Floor Accommodation

From reception room stairs with decorative paneling gives rise to the first floor landing, double glazed window giving lovely garden views, central heating radiator, loft access point, ceiling light point and original style interior door opens into:

Bedroom One

13'0" x 9'7" (3.98 x 2.94)

With double glazed window to the front aspect, recessed spots to ceiling, feature paneling to main wall and central heating radiator.

Bedroom Two

13'0" x 10'4" (3.97 x 3.16)

With recessed spots to ceiling, double glazed window to the front aspect, central heating radiator and door opening into useful over stairs storage cupboard.

Bathroom

6'11" x 9'7" (2.13 x 2.94)

With a four piece bathroom suite comprising a corner entry shower with mains power shower over, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, panel bath with hot and cold taps and wet system shower

attachment, frosted double glazed window to the rear aspect, fully tiled to floor and splash backs, recessed spots to ceiling and wall mounted chrome towel rail.

Rear Garden

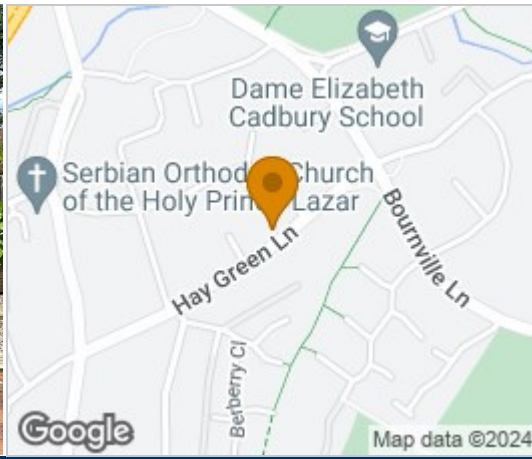
Being accessed from the rear utility room to a full width brick paved patio area providing outside seating and entertaining area with raised sleeper flowerbeds and leads onto a low maintenance shingle patio and initial lawn with raised beds and greenhouse and sleeper steps with raised edging and flowerbeds giving raised to the main garden area. Being laid mainly with mature lawn and a mixture of panel fencing and hedgerows to borders and leading to a rear patio with low level picket fence opening up to the rear garden area with hard standing with garden shed.

Garage

8'1" x 7'4" (2.48 x 2.26)

With metal double opening doors to the front drive, electric, two ceiling light points and frosted sliding patio doors giving access to the rear patio.





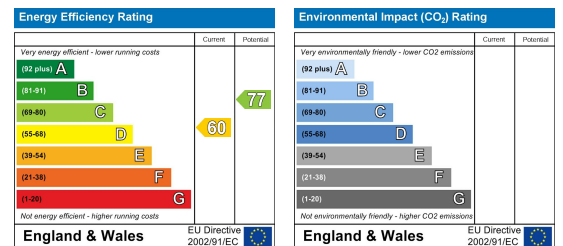
Floor Plan



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.