



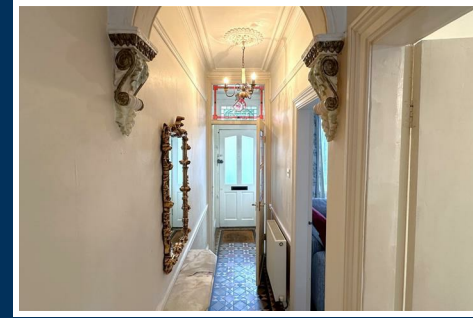
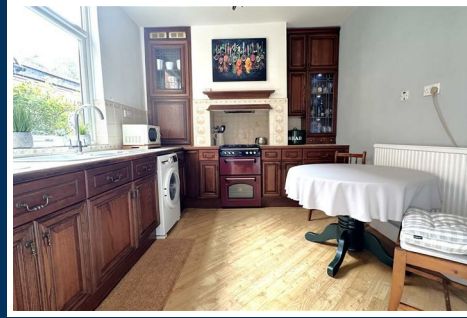
197 Mary Vale Road

Bournville, Birmingham, B30 2DL

Offers In The Region Of £350,000



PERIOD TERRACE HOME OFFERING LOTS OF FURTHER POTENTIAL, NO CHAIN! This is a wonderful period terrace home in the heart of Bournville that retains a wealth of period details but also offers an excellent opportunity to improve and modernise and has the benefit of being offered with no onward chain! Perfectly located for access to all of the nearby amenities which including only being a short walk to the nearby Bournville train station with its excellent commuter links to the QE Hospital, Birmingham University and City Centre plus only being a short walk into Cotteridge Park and also well located for the local schools, Bournville's historic village green and also all of the new independent shops, bars and restaurants on Stirchley's vibrant high street. The property itself has been re-configured but could be easily updated to offer a lovely family home with the accommodation on offer briefly comprising; front fore garden, entrance vestibule, entrance hallway with Minton tiled floor, two reception rooms, breakfast - kitchen and a sunny rear garden. To the first floor the main bedroom has been split to offer a bedroom and single bedroom / office, then two further bedrooms and a modern shower room. To arrange your viewing please call our Bournville sales team! Council Tax Band C and EPC Rating E.



Approach

This characterful and well presented four bedroom mid terrace property is approached via a front fore garden with mature plants, trees and shrubs and raised flowerbeds with hedgerow to borders leading to an ornate storm porch and hardwood glazed front door opening into:

Entrance Vestibule

With original Minton tiled floor covering, cornice to ceiling, picture rail and stained glass leaded light door with leaded light window above opening into:

Entrance Hallway

With continued Minton tiled floor covering, central heating radiator, cornice to ceiling, picture rail, dado rail, stairs giving rise to the first floor, decorative archway with plaster corbel and glazed interior door opening into:

Front Reception Room

12'5" to recess x 14'2" tol bay (3.8 to recess x 4.33 tol bay)

With original stained glass single glazed bay window to the front aspect, cornice to ceiling, decorative picture rail, ceiling light point with ceiling rose, inset gas fire with decorative mantle piece and surround with marble effect hearth and in-built cupboard and shelving to alcoves,.

Rear Reception Room

12'10" to recess x 11'11" (3.92 to recess x 3.65)

With single glazed window to the rear aspect, ceiling light point, cornice to ceiling, two wall mounted light points, decorative picture rail, dado rail, a selection of in-built original style cupboards to alcoves with leaded glazed display units and inset gas fire in original style cast iron with wooden mantle piece and surround, central heating radiator and glazed interior door opens into:

Outer Lobby

With wooden Karndeian floor covering, glazed exterior door giving access to side return and rear garden, ceiling light point, dado rail, door opening into pantry with tiled effect flooring, storage and ceiling light point and an open walkway into:

Breakfast Kitchen

11'11" max x 10'10" (3.64 max x 3.32)

With a country kitchen with a selection of wooden wall and base units incorporating ceramic double drainer and sink with hot and cold mixer tap, space facility for gas cooker with in-built extractor, tiled work surfaces, tiled splash backs, continued Karndeian wooden floor covering, space facility for washing machine, space facility for fridge freezer, ceiling light point, double glazed window to the side aspect and in-built boiler cupboard housing boiler.

First Floor Accommodation

From hallway staircase with decorative balustrades gives rise to a good sized first floor landing with decorative picture rail, ceiling light point, decorative dado rail and interior door opening into:

Bedroom One

12'2" to recess x 12'0" (3.73 to recess x 3.67)

With cornice to ceiling, central heating radiator, in-built shelving to alcoves, single glazed window to the rear aspect, feature plaster work and decorative archways to recesses.

Bedroom Two

11'1" x 11'11" (3.4 x 3.65)

With single glazed windows to the front aspect, ceiling light point, picture rail and central heating radiator.

Bedroom Four/Home Office

6'10" max x 11'11" max (2.1 max x 3.64 max)

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

Bedroom Three

10'4" x 12'1" max x 8'5" min (3.16 x 3.7 max x 2.57 min)

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

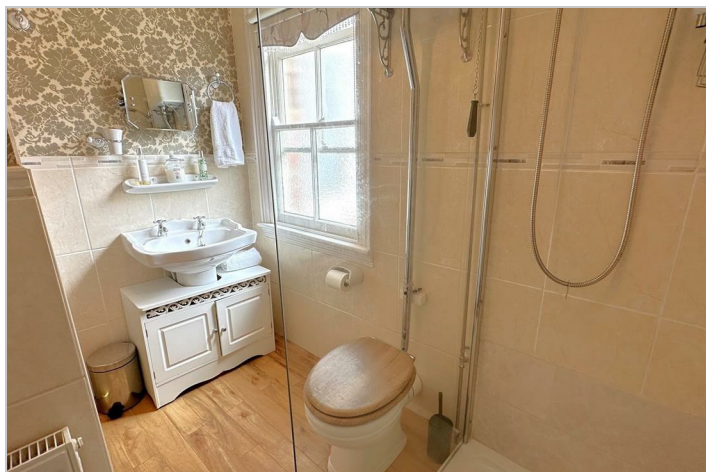
Shower Room

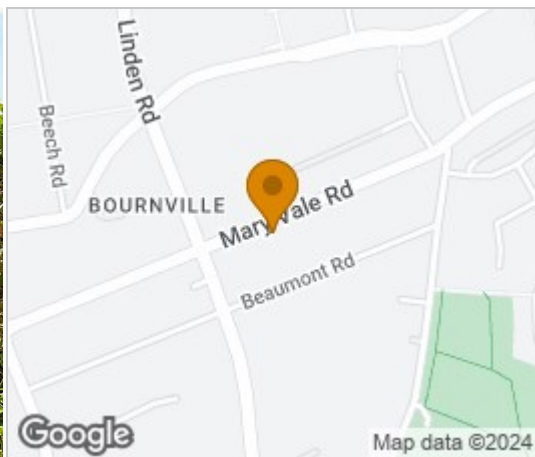
6'5" max x 7'7" max (1.96 max x 2.32 max)

With a re-fitted contemporary shower room with walk-in shower cubicle with Triton electric shower over, high flush WC, wash hand basin on pedestal with hot and cold taps, frosted single glazed sash window to the side aspect, fully tiled to all splash backs, hardwood floor covering, ceiling light point and central heating radiator.

Rear Garden

From the side return wooden gate gives access to the front of the property and pathway with decorative flowerbeds and hedgerows to borders leading to two out-buildings providing excellent outside storage, then a shared access path to the neighboring properties and decorative wisteria archway leads to the main garden area being laid mainly with mature lawn with pathway and a varied selection of plants and shrubs and finished with hedgerows to all borders.





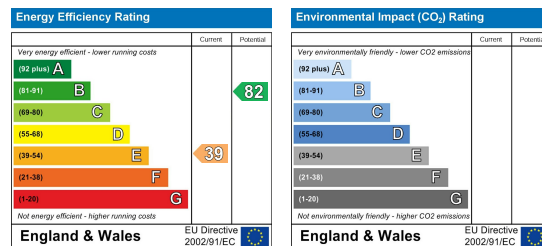
Floor Plan



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



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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.