



20 Hemyock Road

Bournville, Birmingham, B29 4DG

Offers In The Region Of £495,000



SUPERB EXTENDED PERIOD HOME IN PRIME LOCATION ON MUCH-SOUGHT AFTER TREE LINED ROAD! Located on one of the area's most sought-after roads on the Bournville Village Trust is this vastly extended, traditional four bedroom semi-detached family home which offers excellent space but also a great deal of further potential. Offering some lovely period details throughout you are perfectly placed for all the area has to offer including the much in-demand local schools, including the University school, good access to the QE Hospital, Royal Orthopedic and Birmingham University and also the amenities offered in Bournville, Selly Oak, Northfield and Harborne via the nearby transport links. In brief the accommodation offered comprises; front garden and driveway, storm porch, reception hall, living room and extended dining room, extended kitchen, ground floor wc, garage with utility space and a superb, mature rear garden with access to the rear Copse. To the first floor there are three good bedrooms, further single bedroom enlarged, re-fitted bathroom and further family bathroom. There is also excellent loft space with lots of further potential To book your viewing of this wonderful home please call our Bournville sales team. Council Tax Band E.



Approach

This superb four bedroom, vastly extended, semi detached period home is approached via a hexagonal brick paved driveway providing off street parking for multiple vehicles which in-turn gives access to a side garage and raised fore lawn with decorative edgings and flowerbeds leading to a double glazed front entry door opening into:

Entrance Porch

With double glazed windows to the front aspect, tiled floor covering and original feature hardwood glazed front door opening into:

Entrance Hallway

With ceiling light point, central heating radiator, stairs with decorative balustrades gives rise to the first floor landing , under stairs storage cupboard, in-built meter cupboard and original interior door opening into:

Front Reception Room/Dining Room

12'7" to bay x 11'10" (3.85 to bay x 3.63)

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

Rear Extended Living Room/Dining/Office

11'11" x 12'7" (3.64 x 3.84)

Living area with double glazed French doors with accompanying side windows giving views and access to the rear garden, inset gas fireplace with raised tiled hearth, brick surround and mantle piece, two wall mounted light points, ceiling light point, cornice to ceiling, central heating radiator and arched open walkway into the office area.

Dining Area / Office

9'10" x 7'11" (3.02 x 2.42)

With further double glazed window to the rear aspect, central heating radiator, wall mounted light point and cornice to ceiling.

Extended Kitchen/Dining Room

18'11" x 8'0" (5.78 x 2.45)

With a matching selection of wall and base units, roll edge work surfaces, space facility for a gas cooker, stainless steel sink and drainer with mixer tap over, space facility for fridge freezer, wall mounted Vaillant combination boiler, double glazed window to the rear aspect, tiling to splash backs, breakfast bar area, central heating radiator, drop down ceiling light point and glazed door opening into:

Garage

8'2" x 14'7" (2.5 x 4.46)

With wooden open glazed doors giving access to the front driveway, strip ceiling light point and plumbing facility for washing machine and tumble dryer.

Guest WC

2'10" x 4'5" (0.88 x 1.35)

From kitchen door opens into WC with low flush WC and ceiling light point.

First Floor Landing

From hallway stairs with decorative balustrades gives rise to the first floor landing with ceiling light point, cornice to ceiling, single glazed window overlooking bedroom four extension, loft access point being fully boarded and providing useful storage and the potential for conversion subject to the relevant

planning and building regulations and doors opening into:

Bedroom One

10'6" x 12'7" (3.22 x 3.85)

With double glazed windows giving lovely views of the rear garden, central heating radiator, a selection of in-built furniture, wardrobes and overhead storage units, dressing table and further wardrobes, three wall mounted light points, ceiling light point and central heating radiator.

Bedroom Two

10'11" x 12'0" (3.34 x 3.67)

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

Bedroom Three

6'5" x 7'5" (1.96 x 2.27)

Currently utilised as a home office with double glazed window to the front aspect, ceiling light point and central heating radiator.

Shower Room

6'7" x 6'11" (2.02 x 2.13)

With corner entry shower with mains power shower over, wash hand basin on vanity unit with hot and cold taps and under sink storage drawers, frosted double glazed window to the side aspect, central heating

radiator-in-built airing cupboard with in-built shelving, ceiling light point and tiling to splash backs.

Bedroom Four

7'11" x 14'9" (2.42 x 4.5)

With double glazed window to the front aspect, cornice to ceiling- in-built double walk-in wardrobe and central heating radiator.

Family Bathroom

7'1" x 8'0" (2.16 x 2.44)

With a panel bath with hot and cold mixer tap, wash hand basin on pedestal, low flush WC, two frosted double glazed window to the rear aspect, fully tiled to half wall height, central heating radiator, ceiling light point,

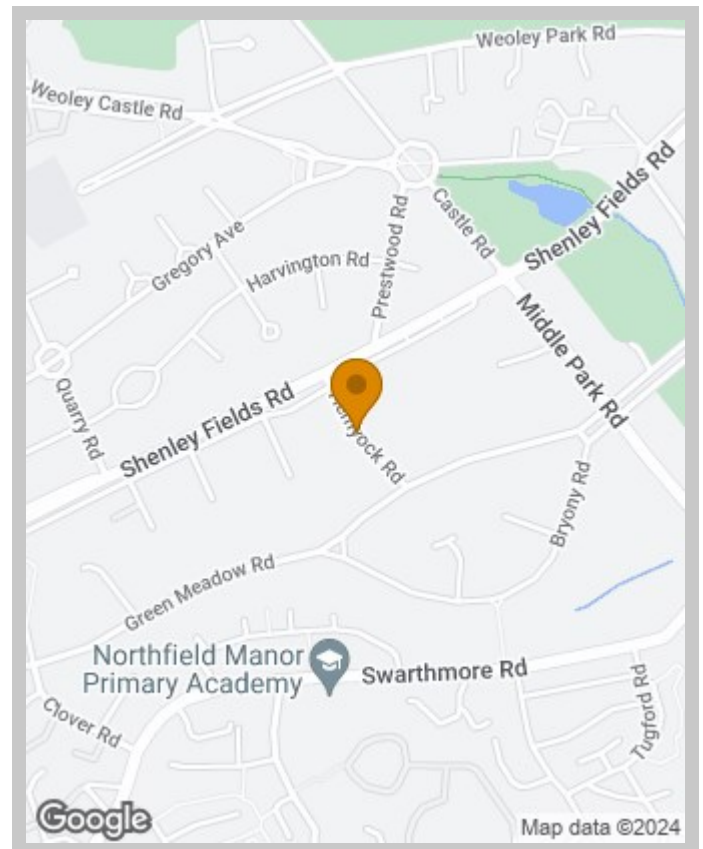
Rear Garden

Being accessed from the French doors in the living/dining area or kitchen leads out to a full width patio with raised decorative flowerbeds to borders with steps leading up to a superb manicured gardens with decorative flowerbeds to all borders with a varied selection of mature plants, trees and shrubs, rear vegetable patch, garden shed, low level privet hedges to all boundaries and rear wooden access gate.





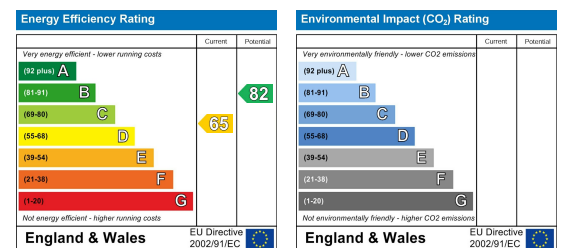
Floor Plan



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.

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