



47 Heathcote Road

Cotteridge, Birmingham, B30 2HU

Offers Over £285,000



BEAUTIFUL PERIOD HOME! PRIME LOCATION! This is simply a wonderful three bedroom semi-detached, period home, packed with character throughout and in a perfect location! Ideally placed just a short walk into Cotteridge Park but also Bournville and Kings Norton train stations with their excellent commuter links to the QE Hospital, University of Birmingham and City Centre. It also offers great access into Stirchley's vibrant high street with all of its independent bars, restaurants and shops and also the amenities offered in Cotteridge alongside some of the popular local schools. The house itself offers lots of original charm and period details alongside some lovely modern updates with the accommodation briefly comprising; fore gardens and side access, entrance hallway, front living room, excellent open-plan dining kitchen with re-fitted modern kitchen and a pretty mature rear garden with outbuildings. To the first floor there are two good double bedrooms, further good size third bedroom and finished with a modern bathroom. No doubt we will get lots of interest so be quick to book your viewing via our Bournville office and please do click the link for our full virtual tour! Council Tax Band B and EPC Rating D.



Approach

This characterful three bedroom, semi detached property is approached via a low level front wall with decorative fore garden with a varied selection of plants and shrubs with pathway leading to a original style front entry door with opaque windows above and to side opening into:

Entrance Hall

With slate tiled floor covering, central heating radiator, cupboard housing gas meter, cupboard housing the electric meter, original staircase with decorative balustrade rising to the first floor accommodation, double glazed frosted window to the side aspect, door opening into under stairs storage cupboard with space facility for washing machine, single glazed window to the side aspect and further storage. Original style interior doors then opening into:

Front Reception Room

With exposed wooden floor covering, double glazed bay window to the front aspect with leaded light lead effect stained glass insets, ceiling light point, inset gas fire with decorative surround and decorative picture rail.

Open Plan Dining - Kitchen

Dining area with laminate wood effect floor covering, central heating radiator, ceiling light point, wooden exterior door surrounded by single

glazed panels with accompanying double glazed windows to the side and above giving access to the rear patio and open walkway through to the kitchen. With kitchen having a selection of white painted matching contemporary wall and base units, integrated oven, integrated four ring burner hob with in-built chimney style extractor fan, integrated fridge and freezer, block work surface, integrated ceramic one and a half bowl sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, metro tiling to splash backs, recessed spotlights to ceiling, space facility for dishwasher and access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed frosted window to the side aspect, loft access point with pull-down ladder, ceiling light point and interior doors opening into:

Bedroom One

12'4" x 10'8" (3.76 x 3.25)

With triple double glaze windows to the rear aspect, ceiling light point and central heating radiator.

Bedroom Two

10'9" x 11'3" (3.28 x 3.43)

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

Bedroom Three

8'11" x 6'4" (2.72 x 1.93 (2.71 x 1.92))

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

Bathroom

6'2" x 6'5" (1.88 x 1.96 (1.87 x 1.95))

With a modern three piece bathroom suite comprising p-shaped bath with glazed shower screen and mains power shower over and hot and cold mixer, push button low flush WC, corner mounted wash hand basin with hot and cold mixer tap and storage cupboard, tiling to splash backs, double glazed frosted window to the rear aspect, tiled floor covering and central heating radiator.

Rear Garden

With block paved patio area and blue engineering brick pathway leading to outside brick built storage sheds with pitch tiled roof then leading onto rear mature garden with raised decorative flower beds, mature lawn, panel fencing and a varied selection of mature trees, plants and shrubs and side access gate to the front of the property.

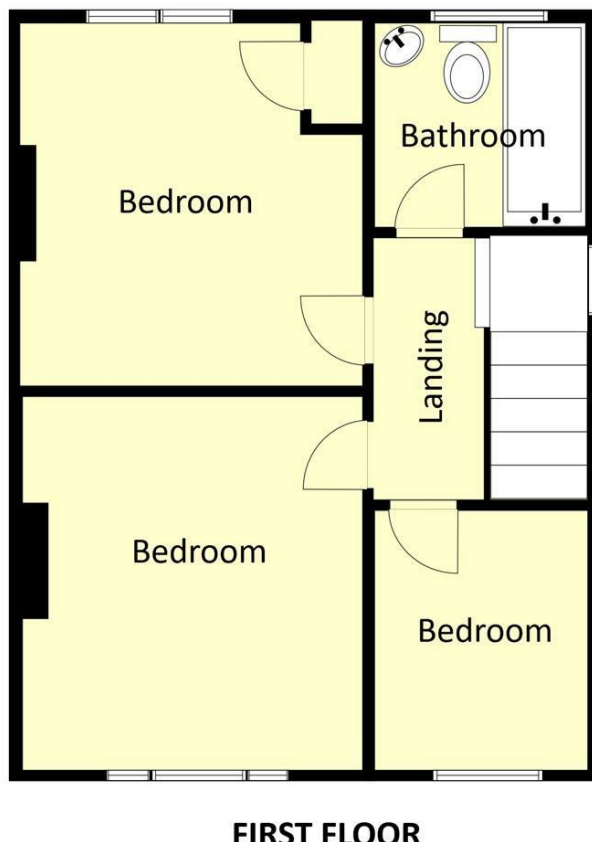
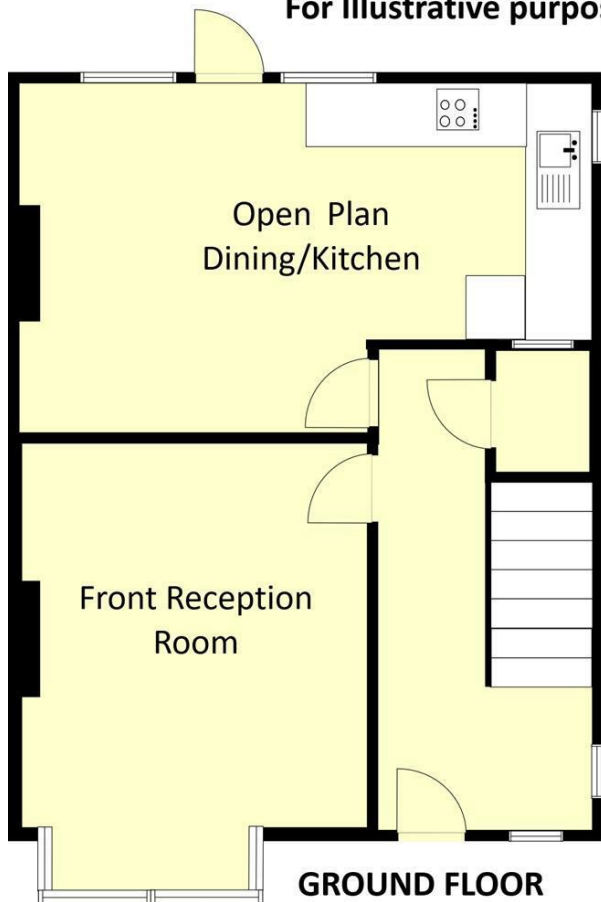




Floor Plan

Heathcote Road

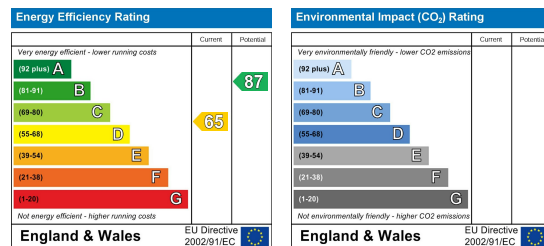
For illustrative purposes only, NOT to scale.



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.