



## 36 Plymouth Road

Stirchley, Birmingham, B30 2PD

Offers In The Region Of £265,000





**\*TWO BED EXTENDED SEMI-DETACHED! NO CHAIN!\*** Such a great location! In the heart of Stirchley is this well presented, extended, two bedroom semi-detached home which is perfectly placed for all the area has to offer including Stirchley's vibrant high street with all of its all well documented independent restaurants, breweries and shops alongside only being a short stroll to the River Rea and parks, alongside great commuter links via nearby Bournville train station and also the soon to be open Kings Heath train station. The property itself offers the following; driveway, hall, living room with bay window, superb open-plan dining room and recently fitted kitchen and a pleasant rear garden. To the first floor there two double bedrooms and a bathroom. To book your viewing please call our Bournville sales team! EPC Rating D and Council Tax Band B.



#### Approach

This nicely presented, extended, two bedroom semi detached property is approached via a front hexagonal brick driveway providing off street parking for multi vehicles with low level fencing to boundaries also incorporating plants and shrubs and leads to a storm porch with composite double glazed front entry door with accompanying frosted double glazed window to the side aspect opening into:

#### Entrance Hall

With wooden herringbone floor covering, in-built meter cupboard, stairs giving rise to the first floor, ceiling light point and stripped glazed internal door opening into:

#### Living Room

12'3" to recess x 12'2" to bay (3.75 to recess x 3.72 to bay)

With double glazed bay window to the front aspect, ceiling light point, decorative picture rail, central heating radiator and in-built storage to meter.

#### Open Plan Extended Living/Dining and Kitchen

16'8" x 12'3" (5.09 x 3.75)

With dining/living area with continued wooden herringbone floor covering, inset gas fire with original style cast iron fireplace with marble effect hearth, ceiling light point., door opening into under stairs storage cupboard, central heating radiator, double glazed French doors with accompanying double glazed window to the side giving views and

access to the rear garden and open walkway into kitchen.

#### Re-Fitted Kitchen

With a contemporary selection of white gloss fronted wall and base units with polished concrete effect work surfaces, integrated Cooke & Lewis induction hob, integrated Cooke & Lewis oven with in-built extractor over and stainless steel splash back, inset ceramic sink and drainer with hot and cold mixer tap, space facility for washing machine, dishwasher and fridge freezer, continued herringbone wooden flooring, ceiling light point, contemporary tiling to splash backs and double glazed window to the front aspect.

#### First Floor Landing

From hallway stairs with balustrades gives rise to the first floor landing with loft access point with pull down ladder and being boarded for storage, decorative picture rail, ceiling light point and stripped pine interior doors opening into:

#### Bedroom One

10'1" x 12'2" (3.09 x 3.73)

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

#### Bathroom

5'5" x 7'5" (1.66 x 2.28)

With panel bath with glass shower screen and mains power shower over and hot and cold taps,

wall hung wash hand basin with hot and cold taps, push button WC, tiled floor covering, contemporary tiling to splash backs, ceramic radiator/heated towel rail, frosted double glazed window to the side aspect and ceiling light point.

#### Bedroom Two

12'3" x 9'7" (3.74 x 2.94)

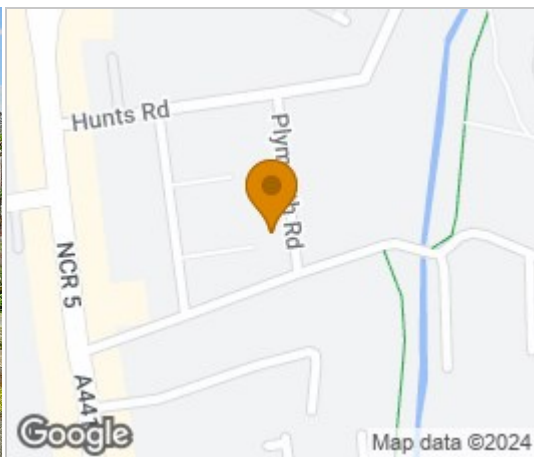
With double glazed window to the rear aspect, ceiling light point, decorative picture rail, in-built boiler cupboard housing Ariston combination boiler, further in-built cupboard to alcove and central heating radiator.

#### Rear Garden

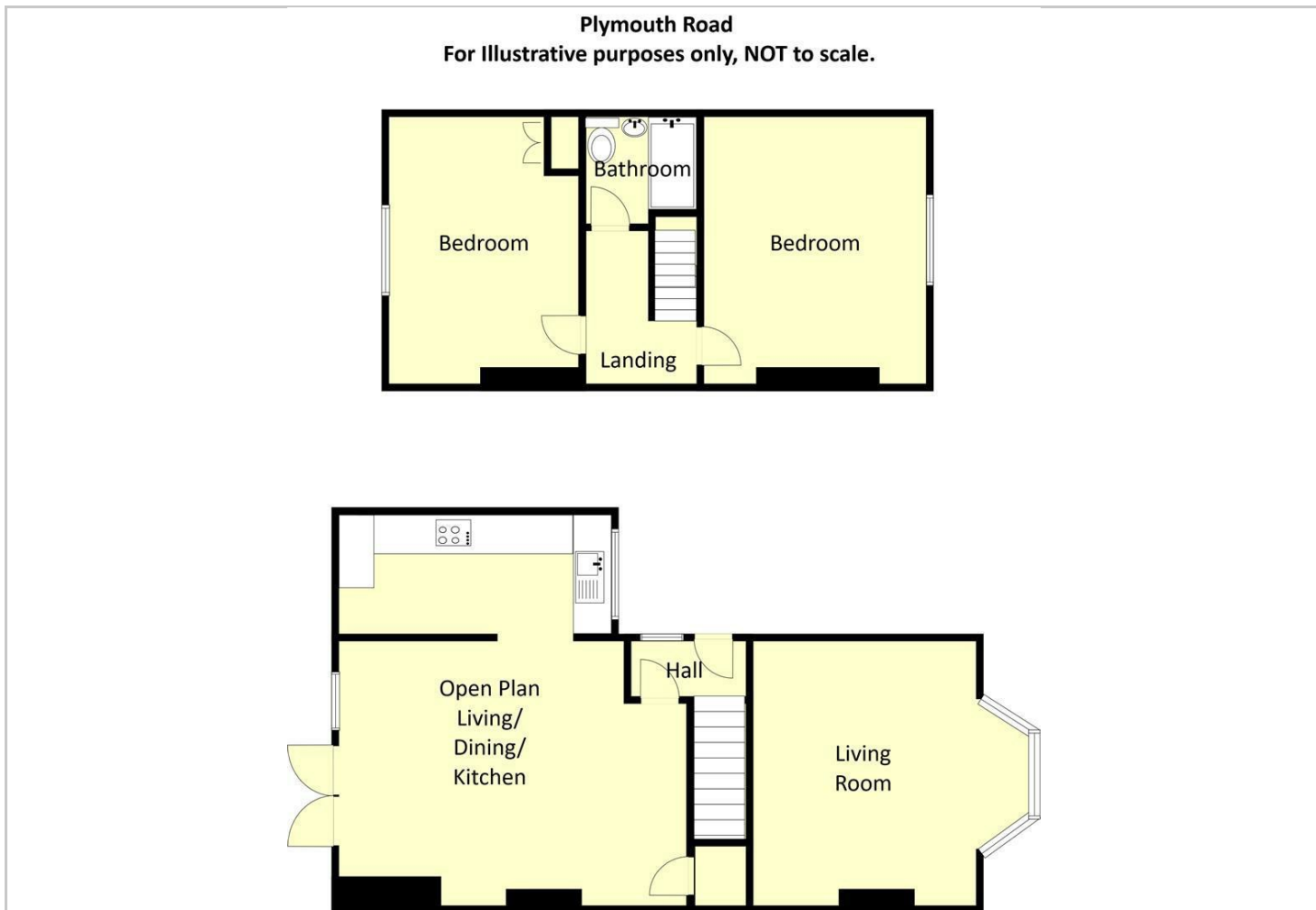
Being accessed from the French doors in the dining room leads to an initial block paving leading to lawns with raised and decorative flowerbeds to all borders then step leads up to rear garden area with further lawn with further decorative flowerbeds to borders and hard standing for a garden shed and being finished with a mixture of hedgerow, panel fencing and exposed brick wall to boundaries.







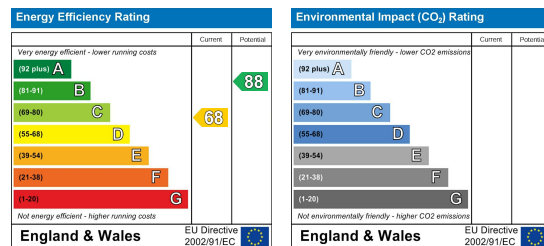
## Floor Plan



## 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.