



## 22 Heathcote Road

Cotteridge, Birmingham, B30 2HU

Offers In The Region Of £299,950



**\*STUNNING, FULLY REFURBISHED GREAT SIZE HOME!\* PRIME LOCATION!\* This is simply a wonderful three bedroom end of terrace home, which has been fully updated and modernised throughout and is in a perfect location! Ideally placed being 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 surprisingly spacious, great size accommodation on an enviable plot which includes; front garden with drive potential, lovely hallway, wonderful open plan living room through to a superb kitchen - dining room, utility and pantry and a great size, sunny rear garden. To the first floor there are two good double bedrooms, further good size single bedroom, storage and a bathroom. This is such a great house that suit families or first time buyers alike! To book your viewing please call our Bournville sales team. EPC Rating D and Council Tax Band B.**



#### Approach

This beautifully presented and much improved three bedroom end of terrace home is approached via a drop kerb and block paved garden/potential drive with lawn fore garden with low level wrought iron fencing, pathway leading to the side wooden access gate giving access to the rear garden and sliding patio door opening into:

#### Entrance Porch

With frosted UPVC entrance door opening into:

#### Entrance Hall

With bespoke paneling to half wall height, central heating radiator, luxury vinyl floor coverings, ceiling light point, stairs giving rise to the first floor and glazed oak contemporary interior door opens into:

#### Superb Open Plan Living/Kitchen and Dining Room

14'2" x 12'11" (4.33 x 3.95)

With double glazed bay window to the front aspect, ceiling light point, cornice to ceiling, continued luxury vinyl floor covering, central heating radiator and open walkway into:

#### Superb Re-Fitted Kitchen/Dining Room

14'6" x 13'6" (4.42 x 4.14)

With a contemporary selection of French navy

matching wall and base units with hard wooden block work surfaces, integrated oven with four ring burner induction hob with in-built extractor over and perspex splash-back, inset stainless steel sink with hot and cold mixer tap, under cupboard lighting, integrated fridge and freezer and dishwasher, continued luxury vinyl floor covering, central heating radiator, double glazed window to the rear aspect, recessed spots to ceiling, cornice to ceiling, door opening into under stairs storage cupboard with single glazed window to the side, ceiling light point and providing useful storage space and contemporary glazed oak door from the kitchen opening into:

#### Utility Room

With a selection of base units with wooden work surface, inset stainless steel sink with hot and cold mixer, space facility for washing machine, feature tongue and groove paneling to walls, double glazed window to the rear aspect, ceiling light point, continued luxury vinyl floor covering, central heating radiator, open walk-in into pantry with ceiling light point and UPVC double glazed door giving access to the rear garden.

## Rear Garden

With raised full width block paved patio with outside seating and entertaining areas with steps leading down to the main garden area with a well stocked rockery with a mature selection of plants, garden pond, trees and shrubs then leading onto the rear garden area being laid to lawn with decorative flowerbeds to all borders and pathway giving access to the rear with two garden sheds with the larger having lighting and electric points.

## First Floor Accommodation

From hallway staircase gives rise to the first floor landing with further decorative paneling, double glazed window to the side aspect, ceiling light point, loft access point, in-built double opening storage cupboards and overhead storage and contemporary oak interior doors opening into:

### Bedroom One

14'2" x 9'1" (4.33 x 2.77)

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



### Bedroom Two

12'0" x 9'2" (3.68 x 2.8)

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

### Bedroom Three

7'2" x 11'11" (2.2 x 3.65)

With double glazed window to the front aspect, ceiling light point, in-built boiler cupboard housing Worcester Bosch combination boiler and central heating radiator.

### Bathroom

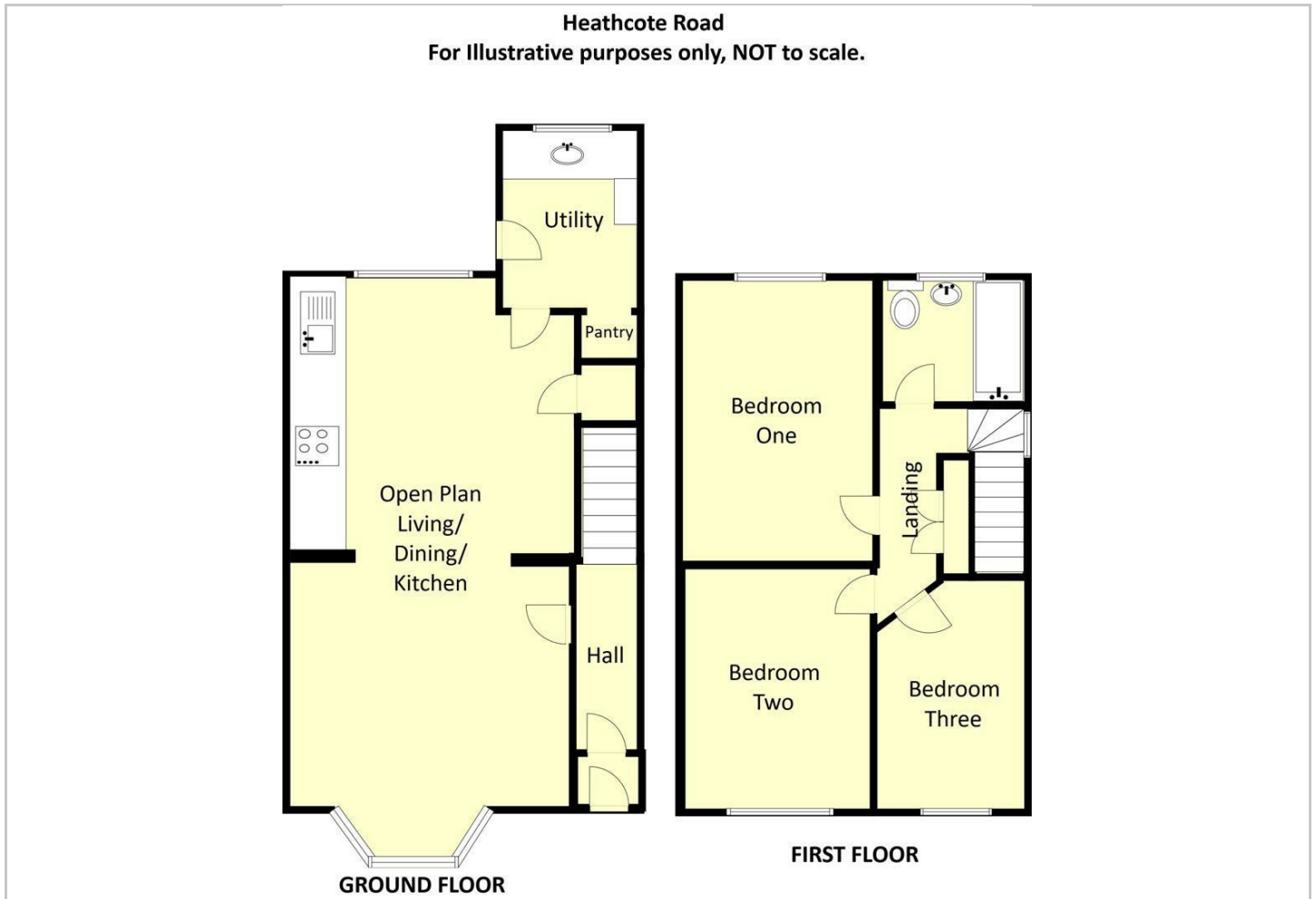
7'1" x 6'6" (2.18 x 2)

With wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, low flush push button WC, wall mounted heated chrome towel rail, panel bath with Mira Sport electric shower over and hot and cold mixer tap, fully tiled to all splash backs, tiled effect flooring, frosted double glazed window to the rear aspect, ceiling light point and wall mounted extractor.





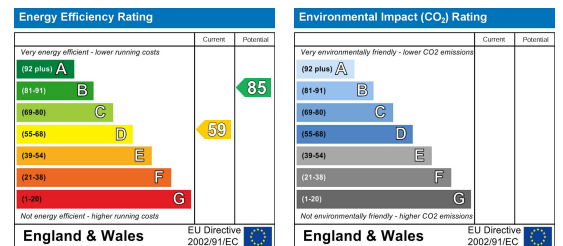
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.