



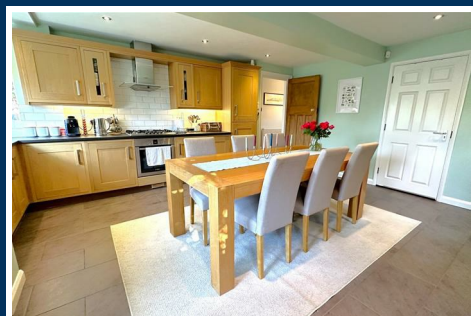
53 Woodlands Park Road

Bournville, Birmingham, B30 1HA

Offers Over £525,000



QUITE SIMPLY A STUNNING MODERNISED FAMILY HOME IN PRIME LOCATION! This is a superb and immaculately presented, four bedroom semi-detached home which is ready to move into! Situated on this lovely tree-lined road in the heart of Bournville and offering some wonderful period details throughout this charming home offers excellent space and character and is set in a location that is hard to beat. Being perfectly placed for all the area has to offer including the much in-demand local schools, local parks of Woodlands Park and Rowheath, Bournville's historic village green but also well placed for the commuter links to the nearby Royal Orthopaedic and Queen Elizabeth hospitals, University of Birmingham, City Centre and for the local motorway network. The house itself is set back behind a well tended front garden and offers the following accommodation: front driveway and gardens, entrance hallway, front reception room with period fire and bay window, rear reception room with garden views, stunning kitchen - dining room, storage and a landscaped rear garden. To the first floor there are three good bedrooms, separate wc, bathroom and a staircase to the top floor 4th bedroom with far reaching views! To book your viewing please call our Bournville sales team! Council Tax Band D, EPC Rating E.



Approach

This superbly extended and presented four bedroom traditional Bournville semi detached home is approached via a front driveway providing off street parking with side stepping leading to a block paved front garden area leading to a converted garage and also a UPVC double glazed front entry door and a side wooden access gate. Front fore garden being laid with mainly mature lawns with decorative flowerbeds and hedgerows to all borders incorporating plants, trees and shrubs then UPVC front entry door opening into:

Entrance Hall

With oak engineered floor covering, door opening into under stairs storage cupboard, stairs giving rise to the first floor landing, ceiling light point, central heating radiator and original style interior door with original style furnishings opens into:

Front Reception Room

12'7" x 10'11" into recess (3.86 x 3.35 into recess)

With continued oak floor covering, inset decorative cast iron fireplace on raised slate hearth, double glazed bay window to the front aspect, ceiling light point, decorative picture rail and central heating radiator.

Rear Reception Room

14'6" x 10'11" (4.42 x 3.34)

With continued oak floor covering, inset cast iron gas fireplace with raised slate hearth and decorative wooden mantle piece and surround, decorative picture rail, ceiling light point, double glazed French doors with accompanying side windows giving access and views to the rear garden and central heating radiator.

Superb Extended Kitchen/Dining Room

17'7" x 15'10" (5.37 x 4.85)

With a contemporary selection of matching wall and base units, integrated fridge and freezer, integrated five ring burner gas hob with in-built extractor over, integrated Bosch oven, stainless steel sink and drainer with hot and cold mixer tap, integrated dishwasher and washing machine, work surfaces, larder cupboards, two double glazed windows to the side aspects, double glazed windows to the rear aspect, double glazed French doors, recessed spots to ceiling, tiled floor covering, central heating radiator, feature under cupboard lighting, tiling to splash backs and door opening into:

Converted Garage/Storage Area

8'7" x 6'1" (2.64 x 1.86)

With single glazed window into under stairs storage cupboard, metal up and over door to the front aspect, double glazed window to the side aspect, space facility for fridge and further space facility for fridge freezer and strip ceiling light point.

First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with ceiling light point, frosted double glazed window to the side aspect, further staircase gives rise to the top floor and wooden doors opening into:

Separate WC

4'8" x 3'1" (1.44 x 0.95)

With low flush WC, hardwood wooden floor covering, frosted glazed window to the front aspect, ceiling light point, wall mounted wash hand basin with hot and cold taps, tiling to splash backs and central heating radiator.

Bedroom One

11'6" x 11'1" (3.53 x 3.4)

With continued hardwood floor covering, inset original decorative cast iron fireplace, picture double glazed window giving views of the rear aspect, picture rail, ceiling light point and central heating radiator.

Bedroom Two

10'1" to bay x 10'11" (3.09 to bay x 3.34)

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

Bedroom Three

10'7" x 8'2" (3.23 x 2.51)

With double glazed window to the rear, hardwood wooden floor covering, decorative picture rail, ceiling light point and central heating radiator.

Bathroom

6'7" x 7'0" (2.01 x 2.15)

With panel bath with glass shower screen and Triton electric shower over and hot and cold taps, wash hand basin on pedestal with hot and cold taps, central heating radiator, hardwood wooden floor covering, frosted double glazed window to the side aspect, ceiling light point, wall mounted heated chrome towel rail and fully tiled to all splash backs.

Bedroom Four

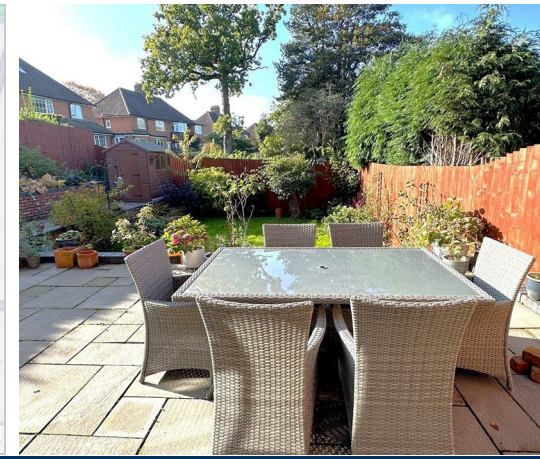
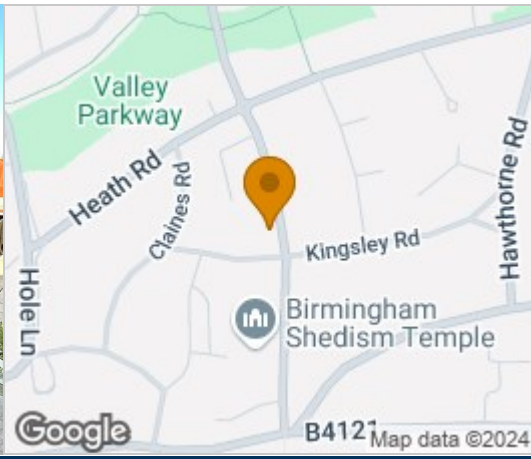
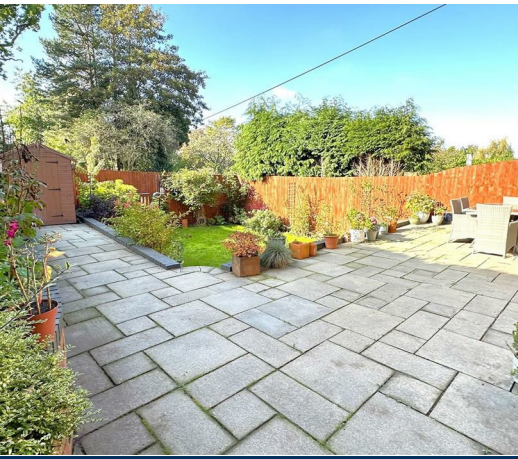
15'8" max x 10'5" max (4.8 max x 3.18 max)

From first floor landing turning staircase with ceiling light point gives rise to the top floor with picture double glazed dormer window giving superb rear views, central heating radiator, hardwood wooden floor covering, storage to eaves space and ceiling light point.

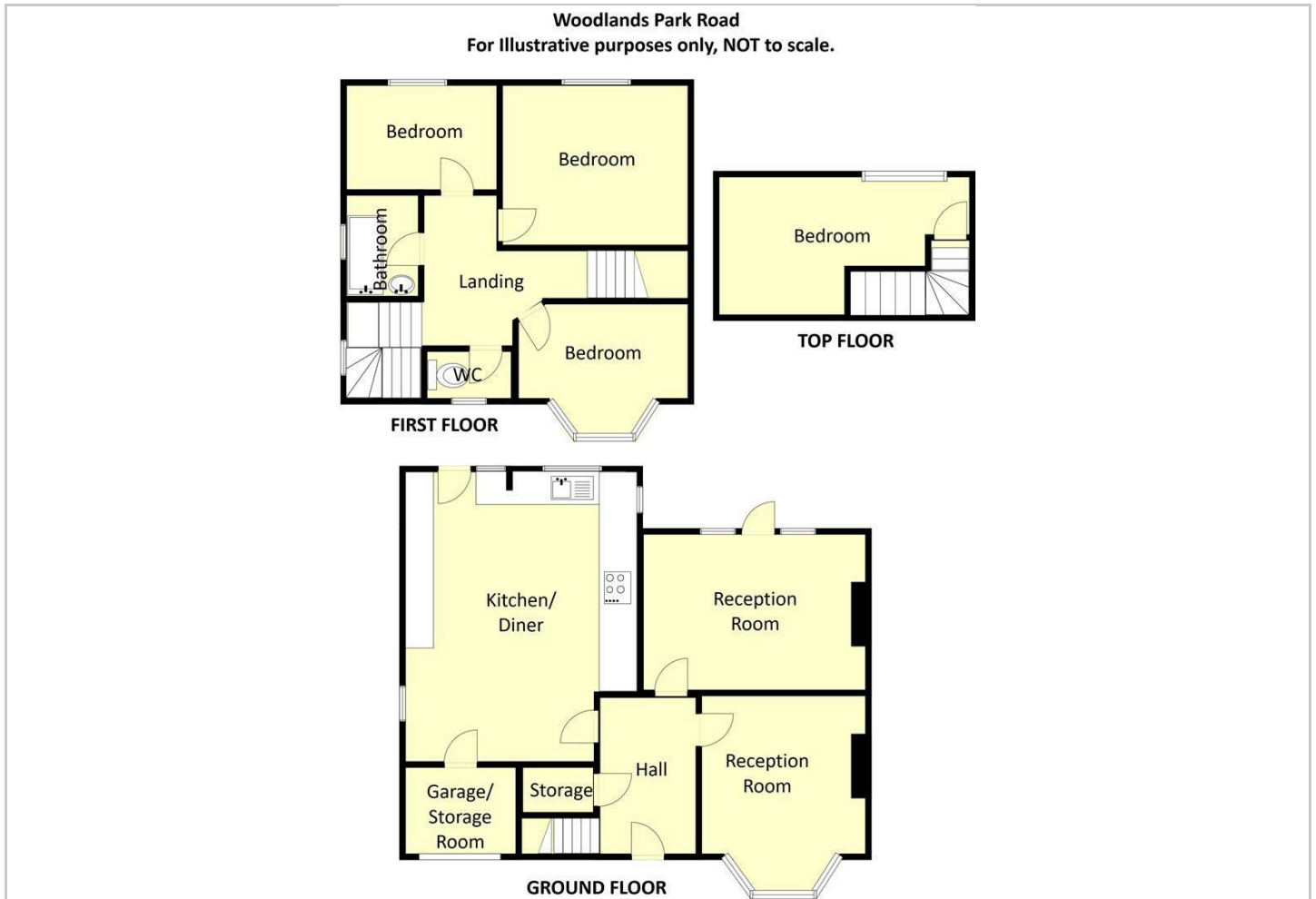
Rear Garden

Being accessed front the rear reception room or kitchen/dining room leads out to a full width superb block paved patio area providing outside seating and entertaining area leading to a side access gate giving access to the front of the property and being bordered by high level raised flowerbeds with a varied selection of mature plants and shrubs and step leading down to lawned area with further decorative flowerbeds to all borders and being finished with panel fencing.





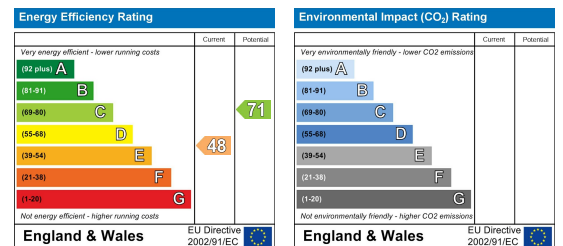
Floor Plan



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.