



## 1 The Cottage 43 Middleton Hall Road

Cotteridge, Birmingham, B30 1AB

Offers In The Region Of £160,000



**\*QUIRKY, CHARACTER HOME - A REAL ONE OFF!\*** This is a quirky and unique one-bedroom house, perfect for those seeking character and charm. This delightful property features an open-plan living room and kitchen, a ground floor bathroom, and a spacious first-floor bedroom. The Cottage enjoys access to well-maintained communal gardens, offering a peaceful outdoor space. Ideally situated, the home boasts excellent access to local amenities, including walking distance to Kings Norton train station, and the vibrant Cotteridge and Stirchley high streets alongside having historic Bournville on your step with all of its associated parks and shops. A fantastic opportunity for first-time buyers or those looking for something a little different! If you are intrigued by something a little different then please call our Bournville sales team to book your viewing. EPC Rating E.



### Approach

The property is approached via front communal parking bays and well tended communal gardens then leading to a wrought iron gate with railing and pathway dissecting passed mature gardens and hedgerows leading to a communal patio area with steps and pathway leading to a well tended mature gardens and a pathway wraps around to the side of the property with a canopy porch with hardwood glazed front entry door opening into:

### Entrance Porch

With exposed wooden staircase giving rise to the first floor with door opening into:

### Open Plan Living/Dining/Kitchen

12'4" x 11'7" (3.76 x 3.55)

Living area with double glazed window to the side aspect, four wall mounted light points, central heating radiator and open walkway into kitchen.

### L-Shaped Kitchen Area

11'0" x 7'6" (3.36 x 2.3)

With a matching selection of wall and base units, integrated four ring burner gas hob with in-built stainless steel extractor above, integrated oven, inset one and a half drainer stainless steel sink with hot and cold mixer tap, double glazed window to the rear aspect, work surface, space facility for washing machine, space facility for fridge freezer, lino tiled effect floor covering, tiling to splash backs to half wall height, ceiling light point and stripped pine glazed internal door and steps leads down into:

### Bathroom

7'6" x 6'0" (2.3 x 1.85)

With free standing claw footed bath with electric

shower over and hot and cold taps, wash hand basin on pedestal, low flush WC, central heating radiator, frosted double glazed window to the rear aspect, wall mounted Worcester Bosch combination boiler, tiling to splash backs, tiled effect floor covering and door opening into over stairs storage area.

### Bedroom

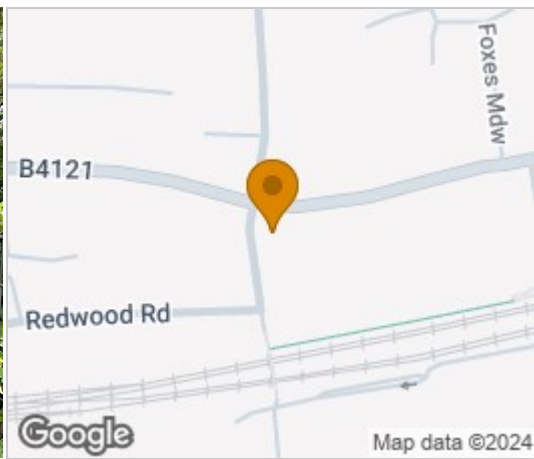
18'2" max x 15'5" max both with restricted head he (5.56 max x 4.7 max both with restricted head heigh)

With double glazed dormer window to the side aspect, three ceiling light points, central heating radiator, in-built bedroom drawers and storage and further incorporating in-built selection of wardrobes to eaves space.

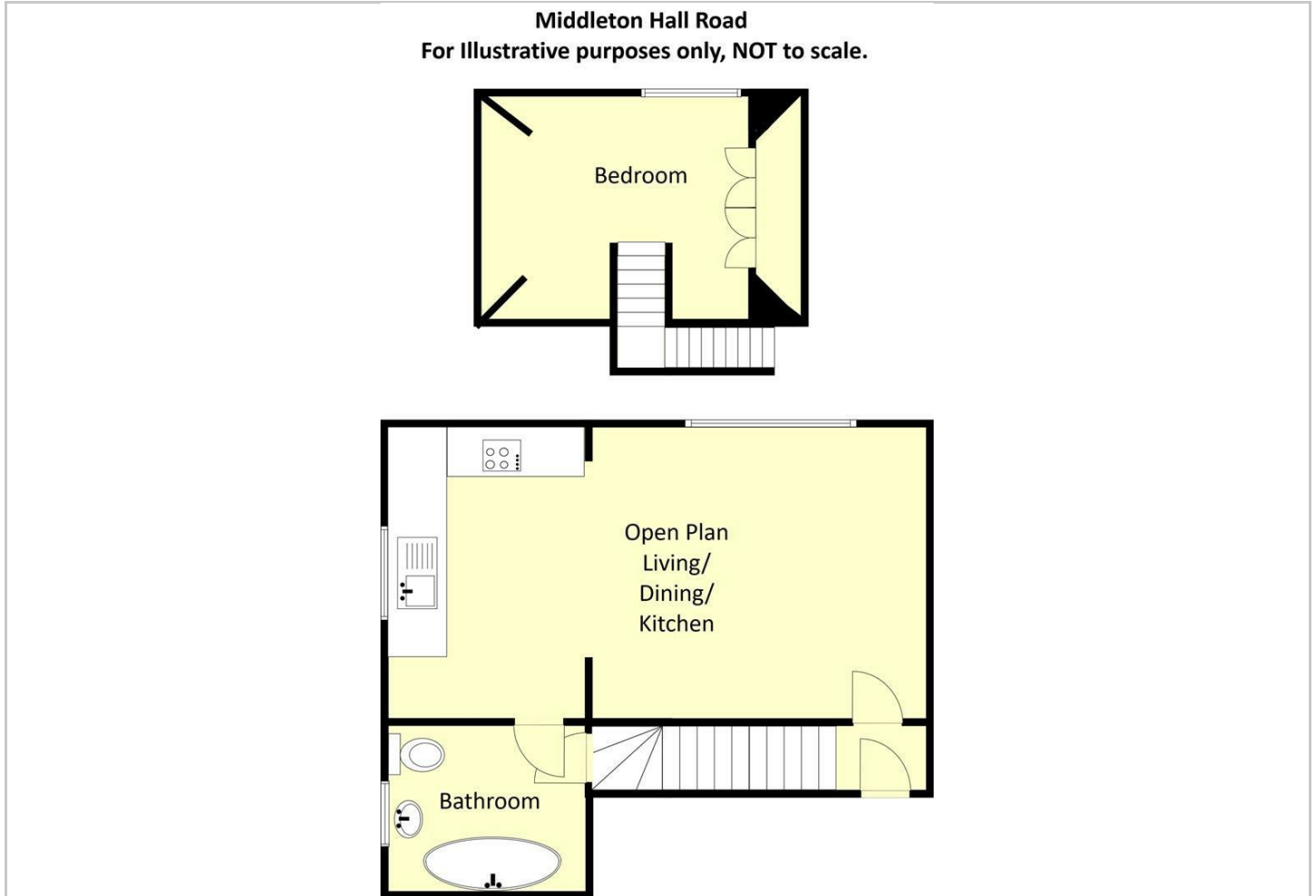
### Communal Gardens

There is also potential for parking. The current owner has used the same parking space for approx 20 years but this would be subject to confirmation from your legal advisor. The property is Freehold although attached to the main building.





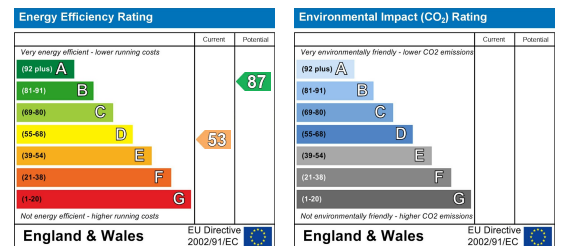
## Floor Plan



## 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.