



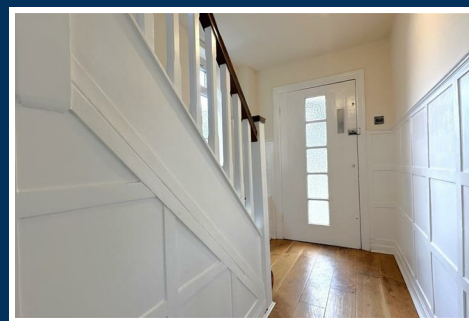
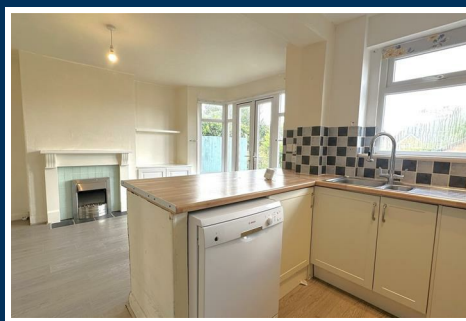
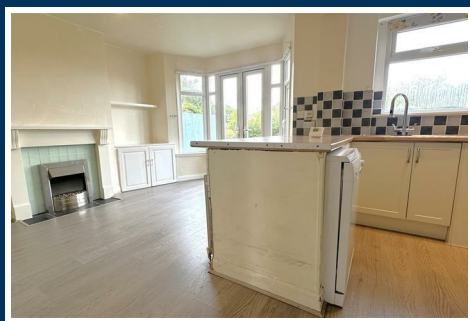
192 Newlands Road

Stirchley, Birmingham, B30 2RJ

Offers Over £280,000



EXCELLENT FAMILY HOME WITH NO CHAIN! Located in this much sought-after, tree lined road on the Stirchley / Kings Heath border is this lovely traditional, character, updated three bedroom semi-detached home which offers great space and light throughout and has the bonus of having a rear outbuilding ready for conversion! Offering great access to all of the nearby places of interest including Stirchley's vibrant high street, excellent transport links via the nearby train stations at Bournville and Selly Oak and the soon to be opening Pineapple station with their excellent commuter links to the nearby QE Hospital, Birmingham University and the City Centre. Kings Heath and Moseley's amenities are also close at hand, alongside some highly rated local schools. You couldn't be better placed! The accommodation on offer offers a lovely blend of character features and modern updates and briefly comprises; fore garden with drive potential, entrance hallway, living room with feature fireplace and bay window, rear open plan kitchen and dining room and a landscaped rear garden with rear outbuilding with rear access. To the first floor there are two good double bedrooms, further single bedroom, and an enlarged four piece bathroom. To book your viewing of this lovely home please call our Bournville sales team! EPC Rating TBC and Council Tax Band B.



Approach

This nicely presented three bedroom semi detached property is approached via a mature front fore garden with lawn and decorative flowerbed to borders, parking facility (please note there is no dropped kerb), side wooden access gate gives access to the rear garden and pathway and step leads up to a storm porch with glazed front door opening into:

Entrance Hallway

With hardwood wooden floor covering, in-built meter cupboard, double glazed window to the side aspect, stairs with balustrade gives rise to the first floor landing, decorative wooden wall panelling, ceiling light point and stripped pine internal doors opening into:

Front Reception Room

12'0" to bay x 11'0" to recess (3.66 to bay x 3.36 to recess)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point, inset feature gas fire (not tested) with decorative cast iron surround and on raised hearth and mantle piece.

Open Plan Rear Kitchen/Dining Room

13'8" to bay x 17'6" (4.17 to bay x 5.35)

Kitchen with a selection of matching wall and base units incorporating in-built boiler cupboard housing Baxi combination boiler, space facility for a n electric cooker, inset one and a half stainless steel

sink and drainer with hot and cold mixer tap, space facility for tumble dryer and washing machine, roll edge work surface, in-built storage options also housing the electric meters, ceiling light point, double glazed window to the rear aspect, tiling to splash backs and opening to dining area. With double glazed French doors incorporating double glazed bay window to rear, central heating radiator, inset electric fireplace (not tested) with wooden mantle piece and surround, ceiling light point, in-built storage to alcoves and finished with wooden laminate flooring throughout.

Rear Garden

From the side access gate or the French doors leads to a full width concrete patio with further potential with raised flowerbeds and steps leading to the main garden with mainly mature lawns with decorative flowerbeds to all borders leading to rear brick built garage with the further potential being accessed from the rear service road and offering wooden access door and original single glazed windows and also incorporating separate garden shed.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with decorative balustrades, double glazed window to the side aspect, loft access point, ceiling light point and stripped pine internal doors opens into:

Bedroom One

10'9" to recess x 12'4" to bay (3.3 to recess x 3.76 to bay)

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

Bedroom Two

13'5" to bay x 10'6" to rear of wardrobes (4.1 to bay x 3.22 to rear of wardrobes)

With ceiling light point, central heating radiator, in-built wardrobes to alcove and double glazed window bay to the rear aspect.

Bedroom Three

3'4" x 6'2" (1.04 x 1.9)

With bi-fold doors opening into bedroom with double glazed window to the side aspect, over stairs storage cupboard ceiling light point and central heating radiator.

Enlarged Bathroom

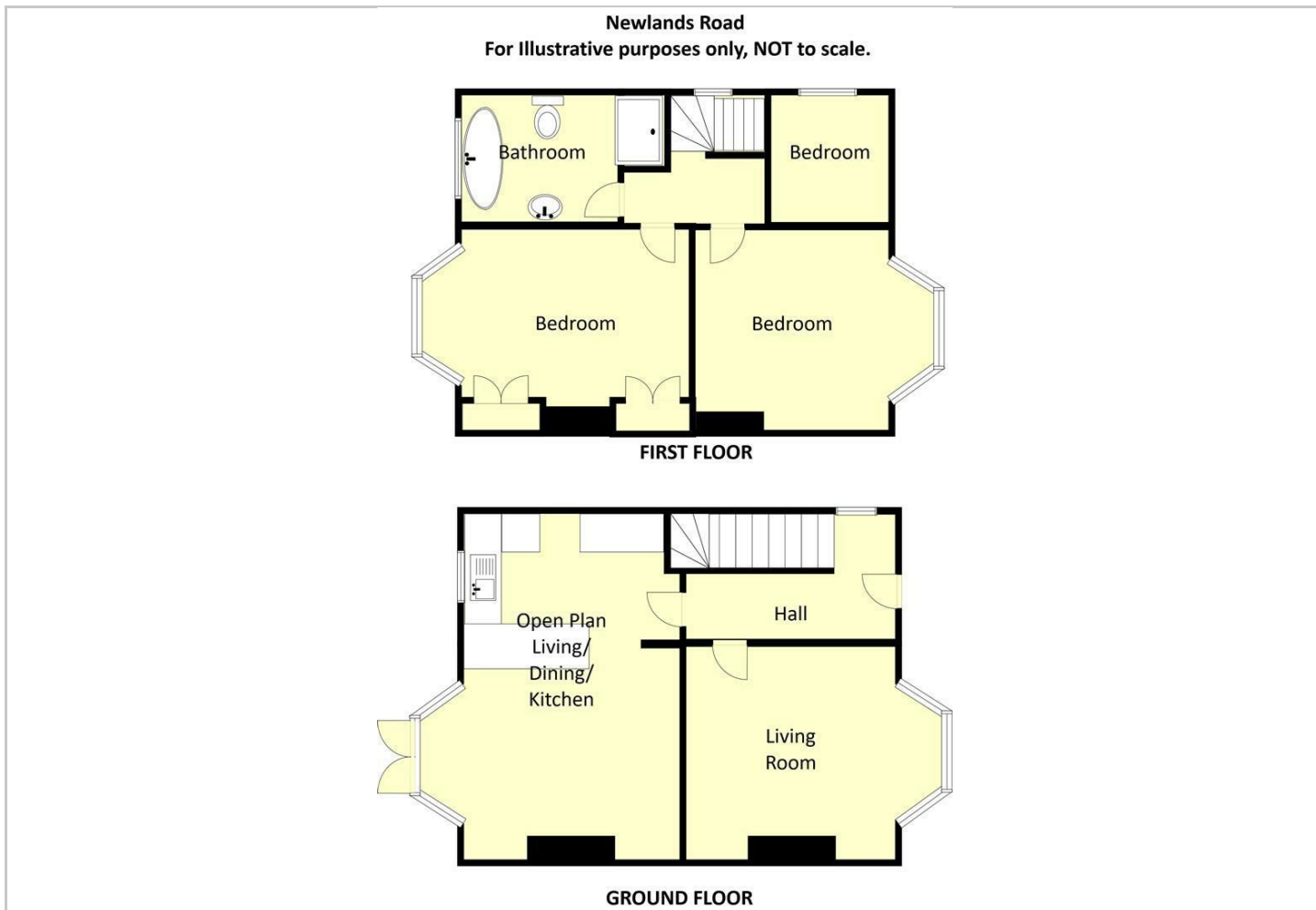
6'4" x 9'10" to rear of shower (1.95 x 3 to rear of shower)

With a Victorian four piece bathroom suite incorporating clawfoot freestanding bath with hot and cold mixer tap and shower attachment, wash hand basin on pedestal with hot and cold taps, low flush WC, Victorian style heated towel radiator and towel warmer, walk-in shower cubicle with mains power shower over, fully tiled to half wall height, complementary tiling to floors, recesses spots to ceiling and wall mounted extractor.





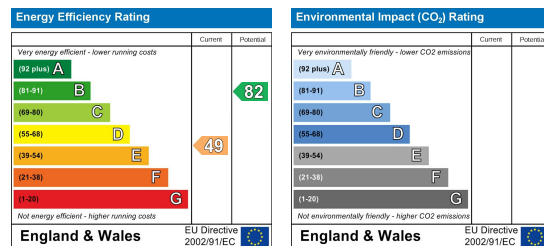
Floor Plan



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



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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.