



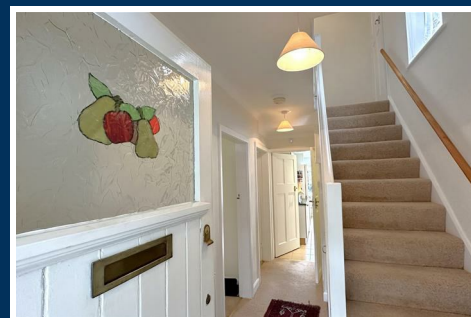
## 49 Middle Park Road

Bournville, Birmingham, B29 4BH

Offers In The Region Of £435,000



**\*LOVELY EXTENDED BOURNVILLE HOME WITH WONDERFUL LEAFY VIEWS!!\*** Situated on this much sought-after, leafy road on the Bournville Village Trust is this spacious, extended and nicely presented, bright and airy, three bedroom semi-detached home which offers an excellent plot and also offers further potential to the right buyers with the added bonus of having superb open views to the rear. Being offered with no onward chain and ideally placed for all the area has to offer including much in-demand local schools including the University school, good access to the QE Hospital and Birmingham University and also the amenities offered in Bournville, Selly Oak, Northfield and Harborne via the nearby transport links. In brief the accommodation offered comprises; mature fore gardens with driveway, entrance porch, welcoming hallway, ground floor wc and wet room, dining room and extended living room, extended breakfast- kitchen, utility room, good size side garage and a wonderful mature rear garden. To the first floor there are two excellent double bedrooms, further good size single bedroom, separate wc and a bathroom. To book your viewing please call our Bournville Sales team! EPC Rating D and Council Tax Band E.



### Approach

This beautifully presented, character extended three bedroom semi detached property is approached via a tarmac front driveway providing off street parking which in turn leads to mature front fore garden with lawn and decorative flowerbeds to all borders being well stocked with mature plants and shrubs and a low level boundary wall. Driveway leading to the side garage and also pathway leading up to recently added porch.

### Porch

With double glazed windows to the front and side respectively, red quarry tiled effect floor covering, wall mounted light point and original style hardwood glazed front entry door opening into:

### Hallway

Stairs with balustrades gives rise to the first floor landing, central heating radiator, two ceiling light points, under stairs storage, cornice to ceiling and original style interior doors opening into:

### Front Reception Room

12'11" x 11'4" into alcove (3.94 x 3.47 into alcove)

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

### Extended Rear Living Room

18'3" x 11'0" to recess (5.57 x 3.37 to recess)

With picture double glazed window giving rear garden and further views, two ceiling light points, cornice to ceiling, two central heating radiators, inset gas living flame effect fire on raised hearth with decorative wooden mantle piece and surround.

### Ground Floor WC/Wet Room

188 x 1 (57.30m x 0.30m)

With corner fitted push button WC, wall mounted wash hand basin with hot and cold mixer tap, wall mounted Aquatronic electric shower, being fully set up for a wet room, ceiling light point, wall mounted extractor, heated floor and in-built storage.

### Extended Breakfast Kitchen

10'1" max x 14'5" (3.09 max x 4.41)

With a matching selection of white wall and base units with roll edge work surfaces, space facility for gas cooker, fridge freezer and dishwasher, one and half bowl stainless steel sink and drainer with hot and cold mixer tap, picture double glazed window giving views of the rear garden, recessed spots to ceiling, tiled floor covering, tiling to splash backs, two central heating radiators and glazed interior door opening into:

### Extended Side Utility Room

With a further selection of kitchen base units with roll edge work surface, space facility for washing machine and tumble dryer, stainless steel sink and drainer with hot and cold mixer tap, recessed spots to ceiling, central heating radiator, UPVC double glazed door with an accompanying window to side giving access and views to the rear garden and interior door with sloping ramp leading into:

### Garage

14'4" max x 12'1" max (4.37 max x 3.7 max)

With metal up and over door to front driveway also with composite door giving access to driveway, strip ceiling light point and brand new wall mounted Worcester Bosch combination boiler.

### First floor Accommodation

From hallway stairs with decorative balustrades gives rise to split level first floor landing with double glazed window to the side aspect, ceiling light point, cornice to ceiling and doors opening into:

#### Separate WC

4'1" x 3'1" (1.25 x 0.95)

With push button WC, frosted double glazed window to the side aspect, corner mounted wash hand basin with hot and cold mixer tap, central heating radiator, fully tiled to half wall height, laminate wood effect floor covering, wall mounted extractor and ceiling light point.

#### Bedroom One

13'6" x 11'5" max (4.13 x 3.5 max)

With double glazed window to the front aspect, ceiling light point, in-built airing cupboard and central heating radiator.

#### Bathroom

6'0" x 5'6" (1.84 x 1.69)

With double glazed window to the side aspect, currently walk-in shower bath with mains power shower over, wall mounted heated chrome towel rail, wash hand basin on pedestal with hot and cold and tap, laminate wood effect floor covering, ceiling light point and ceiling mounted extractor.

### Bedroom Two

11'5" x 11'9" (3.48 x 3.6)

With double glazed window giving superb rear garden views and tennis courts and bowling green beyond, ceiling light point and central heating radiator.

### Bedroom Three

9'6" x 7'6" (2.9 x 2.29)

With double glazed window giving rear garden and leafy views to the rear aspect, ceiling light point and central heating radiator.

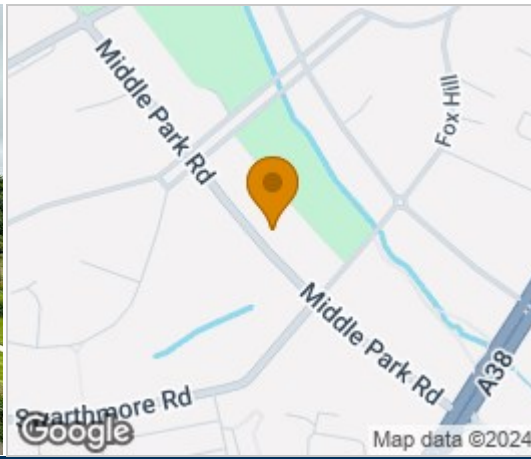
### Rear Garden

Being accessed from the utility leads to an initial raised patio with decorative flowerbeds to all borders, low level brick walling with pathway and steps leading down to rear garden area with mature lawns with sculptured flowerbeds to all borders, low level hedgerows and pathway leading to rear garden area with further patio with mature apple, fruit and mature trees.

### Tenure

The property is freehold, but on the Bournville Village Trust (BVT) and so subject to the BVT scheme of management an Annual Service Charge of £104.79 approx paid per annum, this is all subject to confirmation from a legal representative.





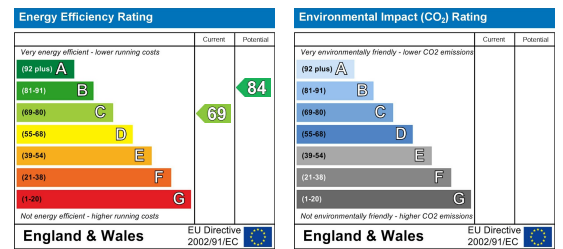
## Floor Plan



## 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.