



16 Hole Farm Road

Bournville, Birmingham, B31 2BP

£310,000



SUPERB MODERNISED MID TERRACE HOME IN IMMACULATE CONDITION! Located in this much sought after road is this beautifully presented and fully modernised, spacious, three bedroom mid-terrace home which is ready to move straight into! The current owners have fully updated the property to offer an excellent contemporary family home which is perfectly placed for access to all of Bournville's sought after amenities, local schools and transport links. The accommodation on offer briefly comprises the following; driveway and front garden, entrance porch, open plan living / dining and contemporary re-fitted kitchen, side lean-to and utility, guest wc and garage. To the first floor there are three good size bedrooms, re-fitted bathroom and this lovely home is finished with a superb landscaped rear garden. To arrange your viewing please contact our Bournville sales team. EPC Rating D and Council Tax Band C.



Approach

This much improved, modernised and updated three bedroom mid terrace is approached via a block paved front driveway providing off street parking with access to double opening front doors to the garage, fore lawn area with raised sleeper flowerbeds and double glazed front entry door opening into:

Entrance Porch

With double glazed windows to front and side respectively, in-built cupboard housing meters, wood effect floor covering, central heating radiator and glazed interior door opening into:

Open Plan Living / Dining Room

22'6" x 14'3" (max) (6.86 x 4.34 (max))

Lounge area with double glazed window to the front aspects, cornice to ceiling, two ceiling light points and open stairwell and inner lobby area to the first floor.

Dining area with laminate wood effect to flooring, double glazed sliding patio doors to the rear garden, wall mounted contemporary wall mounted central heating radiator and open walkway into:

Contemporary Kitchen

With a matching selection of contemporary high gloss white fronted wall and base units, integrated Hotpoint double oven, integrated Zanussi induction hob with in-built extractor over, integrated dishwasher, integrated fridge, ceramic sink and drainer with hot and cold mixer tap, tiling to splash backs, hardwood block work surfaces, double glazed window to rear aspect, recessed spots to ceiling and interior door opening into:

Covered Side Passage/Utility

With exterior glazed door giving access to the rear garden, ceiling light point, further work surfaces, space facility for washing machine, central heating radiator and door opening into Guest WC With low flush WC, lino effect floor covering, ceiling light point, central heating radiator and glazed interior door opening into:

Garage

8'1" x 13'7" (2.46 x 4.14)

With metal front opening single door and garage door, strip ceiling light point and wall mounted gas meter.

First Floor Accommodation

Via stairs from the living rising to first floor landing with decorative balustrades, ceiling light point, walk-in airing cupboard, loft access point with pull down ladder and interior door opening into:

Bedroom One

15'9" x 10'3" (4.80 x 3.12 (4.81 x 3.13))

With double glazed window to the front aspect, ceiling light point, wall mounted air conditioning unit (un-tested), central heating radiator and double walk-in wardrobe.

Bedroom Two

11'7" x 9'11" (3.53 x 3.02)

With ceiling light point, double glazed window to the front aspect, double walk-in wardrobe with overhead storage and central heating radiator.

Bedroom Three

10'3" x 8'0" (3.12 x 2.44)

With double glazed window to rear aspect, central

heating radiator, walk-in storage cupboard and ceiling light point.

Contemporary Fitted Bathroom

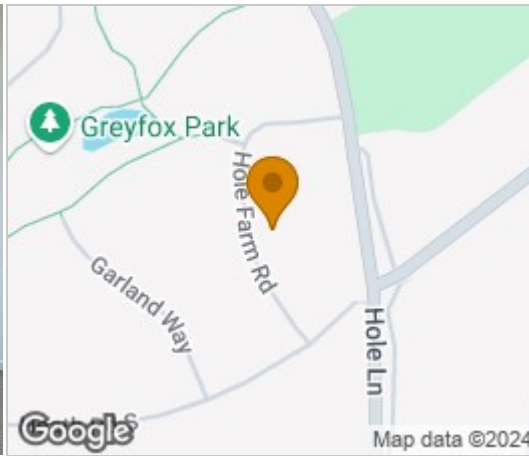
4'11" x 9'0" (1.50 x 2.74)

Comprising three piece bathroom suite with p-shaped panel bath with mains shower over and hot and cold mixer tap and glass shower screen, contemporary wash hand basin set onto vanity unit, push button low flush WC, two frosted double glazed windows to rear aspect, contemporary tiling to splash backs, hardwood wooden floor covering, wall mounted heated chrome towel rail and recessed spotlights.

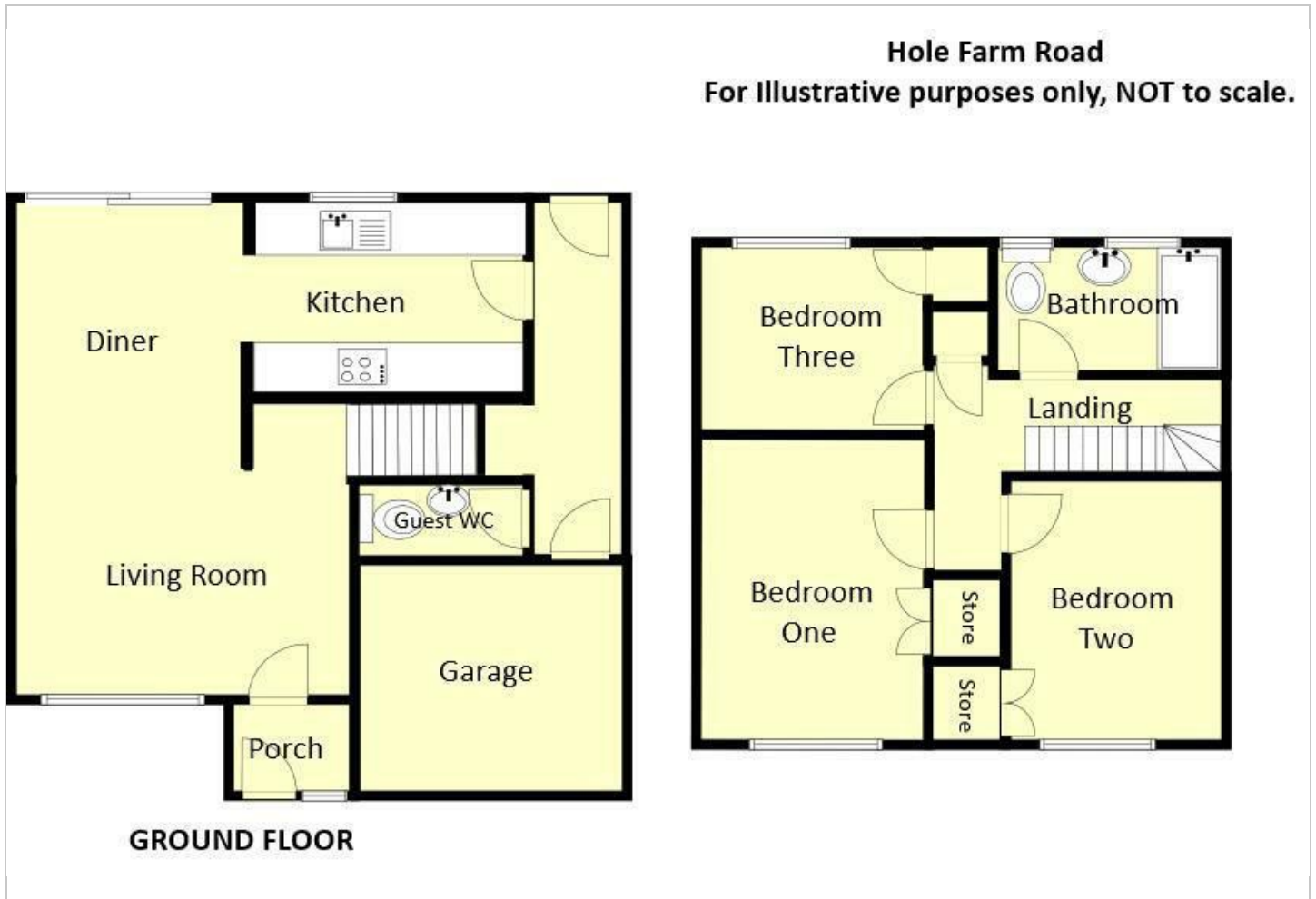
Rear Garden

Being accessed from the patio doors or utility room leads to a full width raised paved patio for excellent seating and outside eating, steps then lead down past raised, well stocked flowerbeds to the rear garden with lawns, further flowerbeds and a second full width patio with further seating areas and also hard-standing for garden shed and storage.





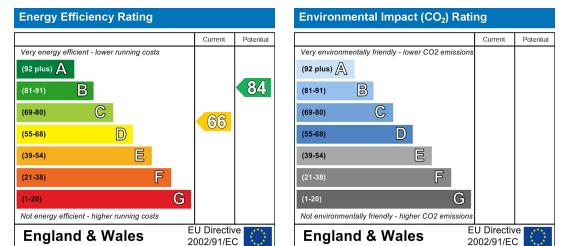
Floor Plan



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.